

RENTAL MARKET REPORT

Vancouver and Abbotsford CMAs

Canada Mortgage and Housing Corporation

Release Date: 2007

Vacancy Rates Low

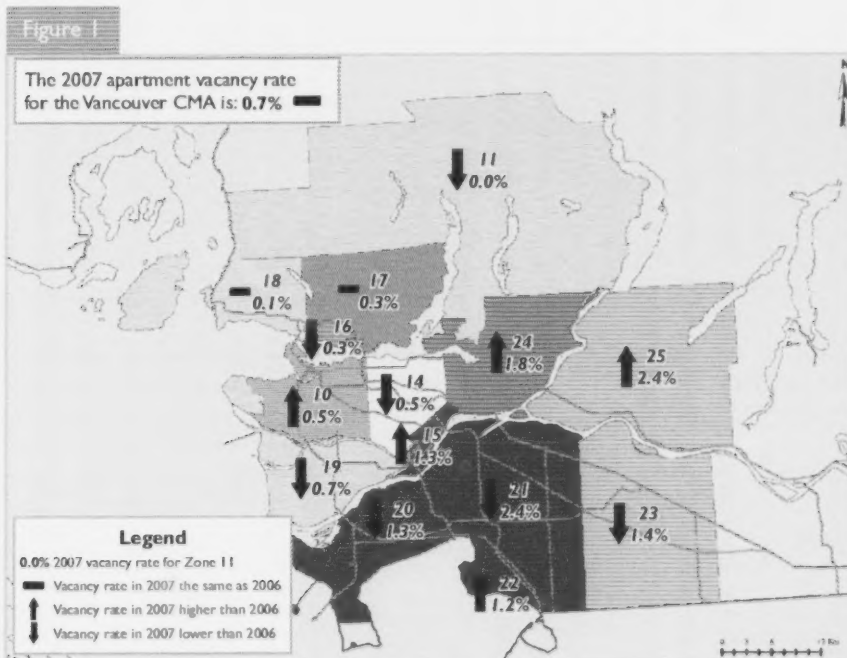
Finding rental accommodations remain a tough task for renters in Greater Vancouver due to low vacancy rates. The average vacancy rate for purpose built rental apartments for October 2007 in the Vancouver CMA was 0.7 per cent,

the same as last year. The last time the vacancy rate stayed below one per cent for consecutive fall surveys was from 1988 to 1990.

Solid economic conditions in the CMA over the last twelve months have kept demand strong for rental accommodations. Job growth in the region has attracted migrants from

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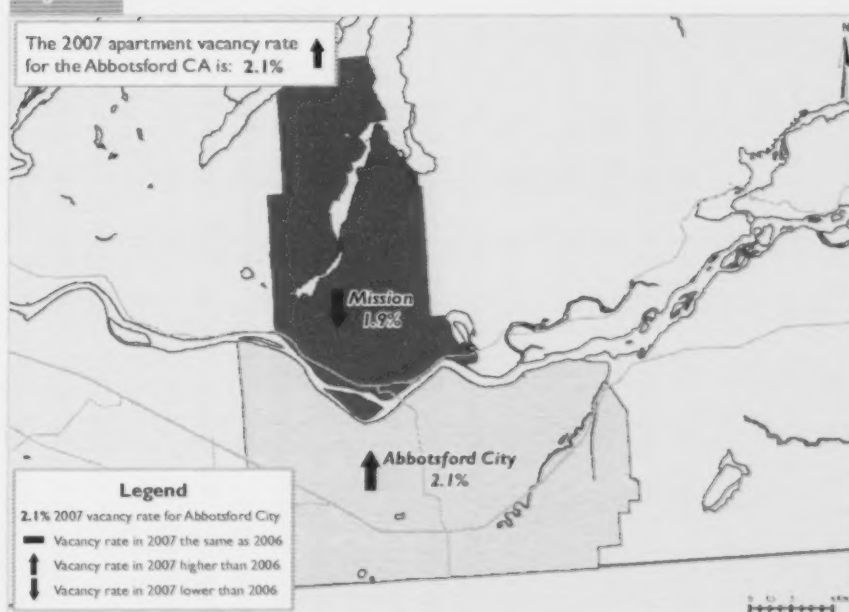
Canada



Apartment Vacancy Rates (%) by Major Centres		
	Oct-06	Oct-07
Abbotsford	2.0	2.1
Barrie	2.8	3.2
Brantford	2.3	2.9
Calgary	0.5	1.5
Edmonton	1.2	1.5
Gatineau	4.2	2.9
Greater Sudbury	1.2	0.6
Guelph	2.8	1.9
Halifax	3.2	3.1
Hamilton	4.3	3.5
Kelowna	0.6	0.0
Kingston	2.1	3.2
Kitchener	3.3	2.7
London	3.6	3.6
Moncton	5.6	4.3
Montréal	2.7	2.9
Oshawa	4.1	3.7
Ottawa	2.3	2.3
Peterborough	2.8	2.8
Québec	1.5	1.2
Regina	3.3	1.7
Saguenay	4.1	2.8
Saint John	6.8	5.2
Saskatoon	3.2	0.6
Sherbrooke	1.2	2.4
St. Catharines-Niagara	4.3	4.0
St. John's	5.1	2.6
Thunder Bay	4.9	3.8
Toronto	3.2	3.2
Trois-Rivières	1.0	1.5
Vancouver	0.7	0.7
Victoria	0.5	0.5
Windsor	10.4	12.8
Winnipeg	1.3	1.5
Total	2.6	2.6

both inside and outside of the country. This increase in population has put downward pressure on vacancy rates as a high proportion of migrants rent initially.

Figure 2



Another factor that has kept rental vacancy rates down is the increase in home prices. The average price of an apartment condominium in Greater Vancouver has risen by eleven per cent in the last twelve months, reaching over \$380,000.

Rising prices have pushed mortgage-carrying costs higher, causing some residents to turn to the rental market for a more affordable housing option. The greater diversity of borrowing products has done little to relieve rental demand.

Figure 3



Extended completion times for condominium projects are contributing to the low vacancy rates. As the average price of a new single detached house approaches over \$830,000, developers have ramped up construction on multiple family developments for 2007. Construction of multiple family homes makes up close to eighty per cent of all new homes built. Since these new developments are labour intensive, shortages of skilled labourers in the workforce have increased construction times. Tenants who have purchased a new multiple family home through pre-sales have had to prolong their stay in rental accommodations as they wait for their new homes to be completed.

Higher Demand Closer to City Core

Apartment vacancy rates were lowest in centres closer to the Vancouver City core. While the number of vacant rentals rose by 66 suites between October 2006 and October 2007 in Vancouver City, centres such as the City of Burnaby, City of Richmond and North Vancouver City recorded lower vacancy rates this year, compared to last. Centres further away from Vancouver City, such as White Rock, Surrey and Maple Ridge/Pitt Meadows recorded higher vacancy rates for 2007. However, the difference in the number of vacant rentals in these centres in comparison to last year is small.

Within Vancouver city, demand for rental accommodations was greater in the downtown and west side than on the east side. Areas on the west side of the city recorded a vacancy rate

below one per cent. Traditional rental neighbourhoods such as Kitsilano/Point Grey, South Granville/Oak and the West End have been more desirable in Vancouver City, especially among the younger age cohort, because of their relative closeness to the downtown core and other established commercial districts.

The vacancy rate among all bedroom types remained the same as last year in the CMA, with the exception of three plus bedroom suites, for which the vacancy rate declined slightly, from 1.3 per cent in 2006 to 1.2 per cent this year. Smaller bachelor and one-bedroom suites recorded the lowest vacancy rates in the CMA, while larger two and three plus bedroom suites recorded the highest vacancy rates. Higher rents for larger bedroom types, as well as the tendency for tenants occupying the larger units to have a better financial ability to consider homeownership, are the main reasons for the higher vacancies in larger units.

Slight Rise in Availability Rates

Another indicator that is used to measure market conditions is the availability rate. Availability is defined as a suite that is either vacant, or for which the occupying tenant has given or received official notice to move and a new tenant has not yet signed a lease. Since the availability rate includes occupied units coming onto the market in addition to vacant units, the rate will always equal to or exceed the vacancy rate.

The availability rate in the Vancouver CMA increased slightly from 1.3 per cent in October 2006 to 1.4 per cent

in October 2007. In terms of units, an estimated 650 additional occupied suites above the number of vacant suites were available to potential tenants this year. Similar to the vacancy trend in the Vancouver CMA, smaller bachelor and one-bedroom suites recorded the lowest availability rates, while the larger two and three plus bedroom suites recorded above-average availability rates.

Despite the slight increase in the availability rate, demand is strong for rental accommodations. The lowest availability rate recorded in the CMA was in North Vancouver City at 0.6 per cent while the highest rate was in Maple Ridge/Pitt Meadows at 4.3 per cent.

Apartment Owners Secure Higher Rents

Another year of robust demand and low vacancy rates for rental accommodations enabled many apartment owners to secure higher rents for their buildings in 2007. The average rent grew by 4.6 per cent between October 2006 and October 2007 according to a matched sample estimate. The matched sample estimate is one which compares only those structures which existed in both survey years. Hence, structures which left the rental universe after October 2006, or which were new to the universe since October 2006, would not have been considered in estimating this average rent increase.

In Vancouver City, year-over-year rent increases were greater in neighbourhoods with a higher proportion of renters. West End/Downtown, South Granville/Oak

and Kitsilano/Point Grey had rent increases above or near the city average of 5.5 per cent. Rent changes in the rest of the centres in the CMA remained mostly below or close to the overall average. Interestingly, Maple Ridge/Pitt Meadows recorded the largest increase at 5.8 per cent, mainly due to rent increases in larger two and three plus bedroom suites. Solid demand for these larger units by young families has allowed apartment owners to raise the rents on these units when turnover occurs.

Apartment owners are able to increase rents above provincially legislated rent control limits only when an existing tenant moves out of a suite. Hence, some neighbourhoods may be renting at rates below what the market will bear.

The average rent in the Vancouver CMA in 2007 was \$898. The District of West Vancouver recorded the highest average rent in the region with apartment owners fetching \$1,378 a month, followed closely by the University Endowment Land at \$1,346. As expected, with vacancy rates being greater in areas away from the CMA core, centres such as Surrey and Maple Ridge/Pitt Meadows recorded the lowest rents in the region.

Rental Affordability Indicator

The rental affordability indicator is a gauge of how affordable a rental market is for those households which rent within that market. A generally accepted rule of thumb for affordability is that a household should spend less than 30 per cent of its gross income on housing. The

new rental affordability indicator examines a three-year moving average of median income of renter households and compares it to the median rent for a two-bedroom apartment in the centre in which they live. More specifically, the level of income required for a household to rent a median priced two-bedroom apartment, using 30 per cent of its income, is calculated. The three-year moving average of median income of households in a centre is then divided by this required income. The resulting number is then multiplied by 100 to form the indicator. An indicator value of 100 indicates that 30 per cent of the median income of renter households is necessary to rent a two-bedroom apartment going at the median rental rate. A value above 100 indicates that less than 30 per cent of the median income is required to rent a two-bedroom apartment, conversely, a value below 100 indicates that more than 30 per cent of the median income is required to rent the same unit. In general, as the indicator

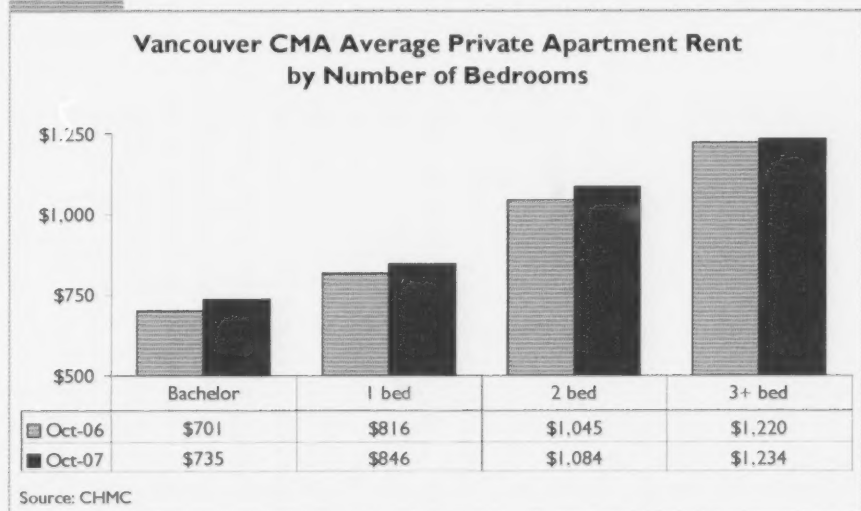
increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable.

The rental affordability indicator in Vancouver stands at 102³ for 2007, the second highest level of affordability the centre has seen in the twelve years for which the indicator is available. According to CMHC's new rental affordability indicator, the cost of renting a median priced two-bedroom apartment increased to 3.2 per cent in 2007, while the median income of renter households grew slightly above this pace at 3.7 per cent.

Rental Supply on the Decline

The small decline in rental apartment numbers continues the trend of a declining rental stock in the Vancouver CMA. With robust demand and double-digit price escalations for apartment condominiums, developers have stayed away from building new rentals. According to CMHC's Starts and Completion Survey, there were

Figure 4



510 new apartment rental suites completed in the last twelve months, lower than the number of suites removed from this year's survey. Housing starts of purpose built rental apartments during the same period saw a six per cent decline from the previous twelve months.

Preservation of the rental stock by many centres in the CMA helped soften the decline of rental suite numbers to 637 in 2007, a fraction of the 1,713 suite loss recorded in October 2006. While some apartment buildings were temporarily removed from the rental stock for renovation and upgrading purposes, most have been converted into condominiums. The total supply of purpose built apartment rentals in the Vancouver CMA was 104,315 suites.

Secondary Rental Market Picks Up Supply

CMHC continued its survey of the secondary rental market in the Vancouver CMA in 2007, including apartment condominiums, single and semi-detached residential homes, townhomes, duplexes, accessory suites and one to two unit dwellings on top of commercial buildings. Most of the supply of new rentals in the Vancouver CMA is coming from the secondary rental market. The total stock from the secondary rental market in 2007 was 129,185 suites, close to 25 per cent more than the number of purpose built rentals.

Investors rent out over one-fifth of all apartment condominiums in the Vancouver CMA. The proportion of

apartment condominiums in the rental pool increases to 39 per cent in the downtown core of Vancouver City. The vacancy rate for these private apartment condominium rentals dropped from 0.4 per cent in October 2006 to 0.2 per cent in October 2007, while the average rent of an apartment condominium unit increased 15 per cent to \$1,290 during the same period. Rents for apartment condominiums are higher than purpose built rentals due to maintenance fees and higher property taxes associated with condominium properties. As well, condominiums tend to be newer than purpose-built rental suites.

The remainder of the secondary rental stock accounts for about 98,000 homes in the Vancouver CMA. The average rent for these homes in October 2007 was \$973. Larger three bedroom single detached houses charged the highest monthly rent in the secondary rental market at \$1,305 while semi-detached, row and duplexes brought in the highest rent for two bedrooms at \$1,044.

Labour Market Expands

The labour market has continued to expand in Greater Vancouver. Full time job growth has outpaced part-time job growth as employers look for people to fill skilled positions. Unemployment rates have been at their lowest levels ever recorded with labour shortages stunting the growth of many industries, including construction, retail and wholesale trade.

Wages and salaries have risen faster than the rate of inflation. Employers have had to raise wages to attract workers and keep existing staff. With the retirement rate of baby boomers on the rise and low growth in the labour force, earnings will continue to climb.

The business climate in the Vancouver CMA has been favourable. Incorporations in the Greater Vancouver District have risen by close to two-thirds since 2001. Higher wages and salaries have increased consumer spending on goods and services, which in turn has increased profitability for business owners. Despite the recent surge in the Canadian dollar, many business owners are confident about the local economy and look to increase their business spending and investment in the area. Within the same time period, bankruptcies for both the consumers and businesses, declined in the Vancouver CMA.

Job Growth Fuels Migration

With positive job growth and increasing wages, more people are migrating to Greater Vancouver. Inter-provincial migration, which is the migration of people from other provinces in Canada to British Columbia, reached over 10,000 people in 2006. The majority of these people will settle into the southwest region of British Columbia. Employment growth and solid wage earnings have resulted in people bypassing the oil and gas industry in Alberta to better their situation in British Columbia.

³ Please refer to the methodology section for detailed information on this indicator.

International migration continues to make up most of the population growth for the province. Immigrant landing statistics from BC Stats show that the majority of new immigrants come from Asia; in particular China and India. The majority of the new comers are skilled workers that are younger in age than the provincial median age. The tendency for new immigrants to rent has helped keep demand strong for rental accommodations in the CMA.

Vancouver's Population Grows

Census data by Statistics Canada indicates that the population in the Vancouver CMA grew by 6.5 per cent between the year 2001 and 2006 to 2,116,580. Over eighty per cent of the centres that make up the CMA had population increases. The top three growth centres in the CMA in numbers were the City of Surrey, Vancouver City and the City of Richmond.

People within the 20-24 age group, one of the primary renter age groups, grew by nine per cent during the 2001 and 2006 census. Since individuals in this group are more likely to form rental households, this age group has contributed to rental demand and has put pressure on vacancy rates.

Forecast

The outlook is that demand for rental accommodations in the Vancouver CMA will remain strong next year. Strong employment growth, positive net migration, and affordability constraints on homeownership will continue to fuel rental demand in 2008. The purpose built rental stock

will still decline at a soft pace similar to the one in 2007 as centres try to preserve their existing rental universe. An estimated 2,500 new private apartment condominiums will add to the rental pool in 2008, with an additional 200 new accessory suites expected to come on stream in the CMA. Additional rental accommodation and the completion of new condominiums on the homeownership side will ease vacancy rates to one per cent in 2008.

With continuing pressure on rental accommodations, apartment owners can again expect to secure higher rents next year. The forecast is for one-bedroom rents to increase to \$874, and two bedroom rents to increase to \$1,119. Expect apartment owners to raise rents more quickly when turnovers occur throughout the year.

Abbotsford CMA

Vacancy Rates Remain Low

Steady demand and reduced supply led to low vacancy rates in the Abbotsford rental market in 2007. In October, 2.1 per cent of Abbotsford apartments were vacant, nearly unchanged from the 2006 level of 2.0 per cent and well below the ten year average apartment vacancy rate of 3.7 per cent. The townhouse vacancy rate is significantly more volatile due to the small number of townhouses in the Abbotsford CMA, and increased to 7.1 per cent this year from 1.1 per cent last year.

Apartment vacancy rates in both the City of Abbotsford and the District

of Mission hovered around the two per cent level in 2006 and 2007. In addition, the vacancy rate for townhouse rentals in the City of Abbotsford was low, at 0.5 per cent in 2007, and has stayed at one per cent or less since 2005. Townhouse vacancies in Mission are erratic due to the small number of units in the area.

Vacancy rates did not change evenly across apartment sizes. While the vacancy rate for bachelor and one bedroom apartments increased between this year and last, the rate for two bedroom apartments declined – likely because of the large number of two bedroom units that were converted to condominium tenure last year. The vacancy rate for three bedroom apartments held constant at zero (there are only 40 units of this type in the Abbotsford CMA).

The availability rate is another measure of the state of the rental market. Available units include both vacant units and those where official notice has been given by the current tenant and no new tenant has signed a lease.

In 2007, the Abbotsford availability rate held steady at the 2006 level of 3.6 per cent. The availability rate was greater in the District of Mission than Abbotsford City for the second straight year. While availability rates declined for bachelor and two bedroom units and remained constant for one bedroom units, there was a dramatic increase in the availability of three bedroom units, a result of the small size and volatility of the Mission townhouse rental market.

Figure 5



Strong Rental Demand Moderated by Surge in Homeownership

The demand for rental accommodation in Abbotsford was supported by economic and demographic factors in 2007. Strong economic growth led to rapid employment gains in 2006 (5.1 per cent) and although these gains will moderate this year and next, the unemployment rate is expected to remain historically low, at 4.5 per cent. Year to date Abbotsford employment is up 3.3 per cent this year over last, and the average unemployment rate for 2007 sits at 4.5 per cent. Abbotsford's population reached 159,000 in 2006 – an eight per cent increase in five years. Further, demographic groups that tend to rent grew faster than the overall population: 15 to 29-year-olds increased by 11 per cent and non-couple households (married or common-law) increased by 14 per cent.

Countering the economic and demographic support for rental demand, carrying costs for home ownership

in Abbotsford were relatively low in 2007 when compared with neighbouring Vancouver CMA communities. Mortgages were relatively easy to obtain for qualified borrowers and mortgage lending rates were relatively low, making the move to homeownership possible for some renters. Although homeownership will continue to draw people from the rental market into 2008, this factor will slowly be reduced as house prices rise.

Supply of Rental Housing Declining

The attraction of homeownership relative to renting in recent years has had a second effect on the Abbotsford rental market: the reduction of Abbotsford's rental supply. According to Census data, rental units declined as a proportion of total dwellings between 2001 and 2006. While the number of private dwellings increased by 11 per cent, the number of rental dwellings grew by only one per cent. CMHC's annual Rental Market Survey shows

that the Abbotsford purpose-built rental universe declined by ten per cent between 2005 and 2007 as a result of rental units being converted into condominiums. In fact, 300 units were converted from rental to condominium tenure between the 2006 and 2007 surveys alone. The majority of these were two bedroom units. The incentive for landlords to convert rental units into condominiums will persist until rent levels increase significantly.

There were 4,057 purpose-built private rental units in buildings of three or more units in the Abbotsford CMA in 2007, with the majority found in Abbotsford City. Across the CMA, the lion's share of rental units were apartments, although the proportion of townhouses was significantly greater in the District of Mission. The number of bachelor and one bedroom units in the CMA was equal to the number of two bedroom units, with these three unit types making up most of the total purpose-built rental stock.

Average Rents on the Rise

Low vacancy and availability rates led to solid rent increases in the Abbotsford CMA in 2007. Same-sample rent charged for apartment units grew by 4.8 per cent on average between the 2006 and 2007 surveys, and townhouse unit rents grew faster still. Rent increases showed little variation across unit sizes (in terms of number of bedrooms). However, rent increases were larger in the City of Abbotsford than the District of Mission between the 2006 and 2007 surveys, reversing the trend of the previous year. The average rent for a

two-bedroom apartment in October 2007 reached \$752, while the average rent for townhouses of all bedroom sizes was \$869.

CMHC recently introduced a rental affordability indicator for major centres. However, the indicator is not available for Abbotsford due to a lack of required data for that centre.

Forecast

Next year, Abbotsford's economy is expected to grow by three per cent. Employment growth and migration will be strong, and the rental market is expected to remain tight, with an apartment vacancy rate of 2.3 per cent and average rents increasing to \$780 for two bedroom units and \$635 for one bedroom units.

Figure 6



Secondary Market Survey

CMHC has started surveying the secondary rental market (not including condominium units) in Abbotsford CMA as of October 2007. The estimated number of households residing in rental units, excluding purpose-built rentals and condominiums, was 7,909. Of these, almost half lived in single detached units and one quarter lived in semi-detached units. The remainder lived primarily in accessory suites. The average rent for a secondary rental unit was \$840 in October 2007, although it was significantly higher for single detached rentals (\$982).

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: \$500 in 2006 vs. \$550 in 2007 represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the 2006 and 2007 Fall Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

National Vacancy Rate Unchanged at 2.6 Per Cent in October 2007

The average rental apartment vacancy rate in purpose built apartment buildings with three or more units in Canada's 34 major centres¹ was unchanged at 2.6 per cent in October 2007 compared to a year ago. The centres with the highest vacancy rates in 2007 were Windsor (12.8 per cent), Saint John (5.2 per cent) and Moncton (4.3 per cent). The centres with the lowest vacancy rates were Kelowna (0.0 per cent), Victoria (0.5 per cent), Greater Sudbury (0.6 per cent) and Saskatoon (0.6 per cent).

Strong employment growth, solid income gains, and high immigration levels continued to support strong demand for both ownership and rental housing. The rising gap between the cost of home ownership and renting also kept demand strong for rental accommodation. However, modest rental construction and increased competition from the condominium market offset the strong rental demand, keeping the rental apartment vacancy rate unchanged from a year earlier. Condominiums are a relatively inexpensive type of housing for renters moving to home ownership. Also, some condominium apartments are owned by investors who rent them out. Therefore, high levels of condominium completions have created competition for the rental market and have put upward pressure on vacancy rates.

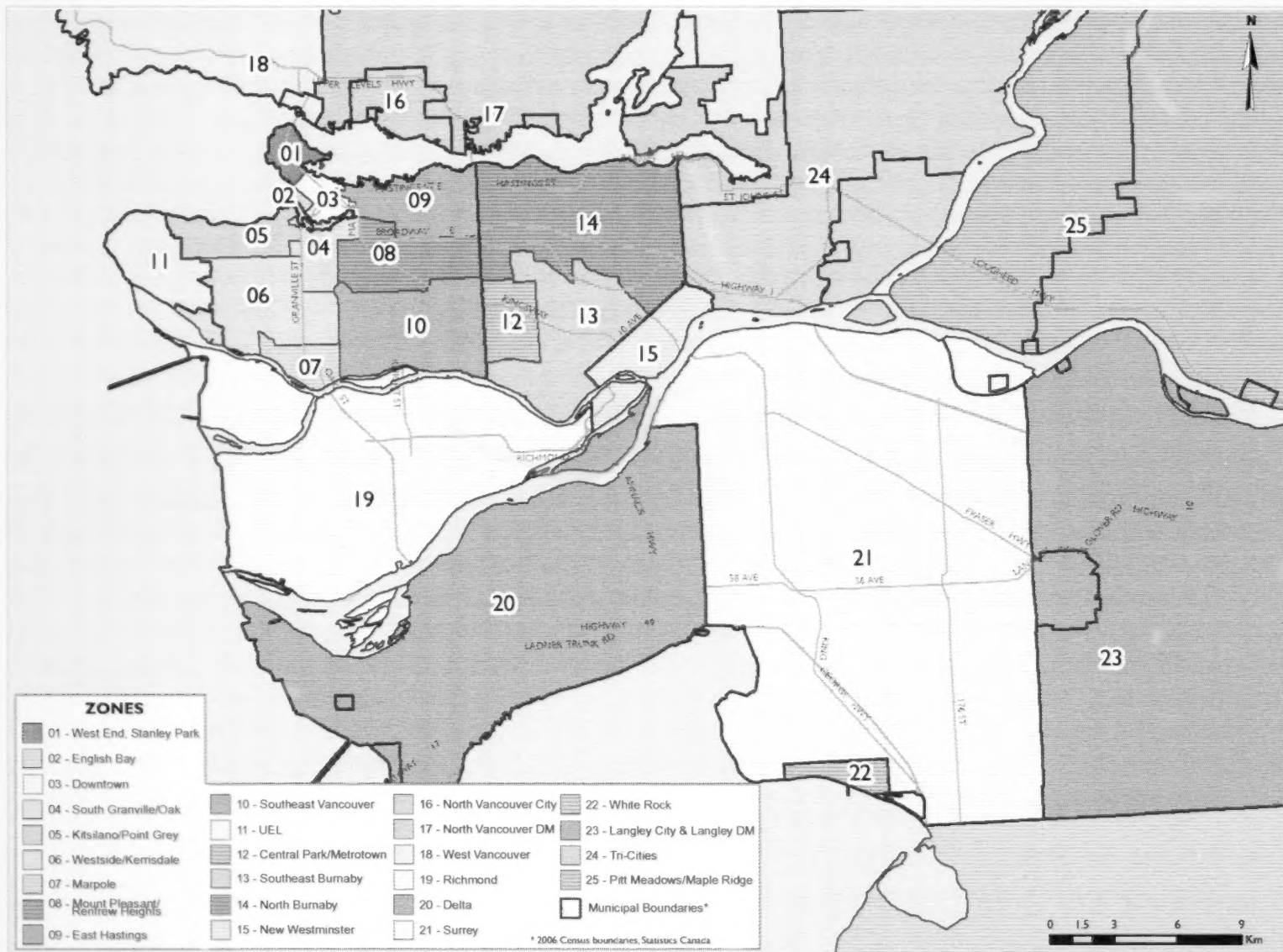
The highest average monthly rents for two-bedroom apartments in new and existing structures were in Calgary (\$1,089), Vancouver (\$1,084), Toronto (\$1,061) and Ottawa (\$961), followed by Edmonton (\$958) and Barrie (\$934). The lowest average monthly rents for two-bedroom apartments in new and existing structures were in Trois-Rivières (\$487) and Saguenay (\$490).

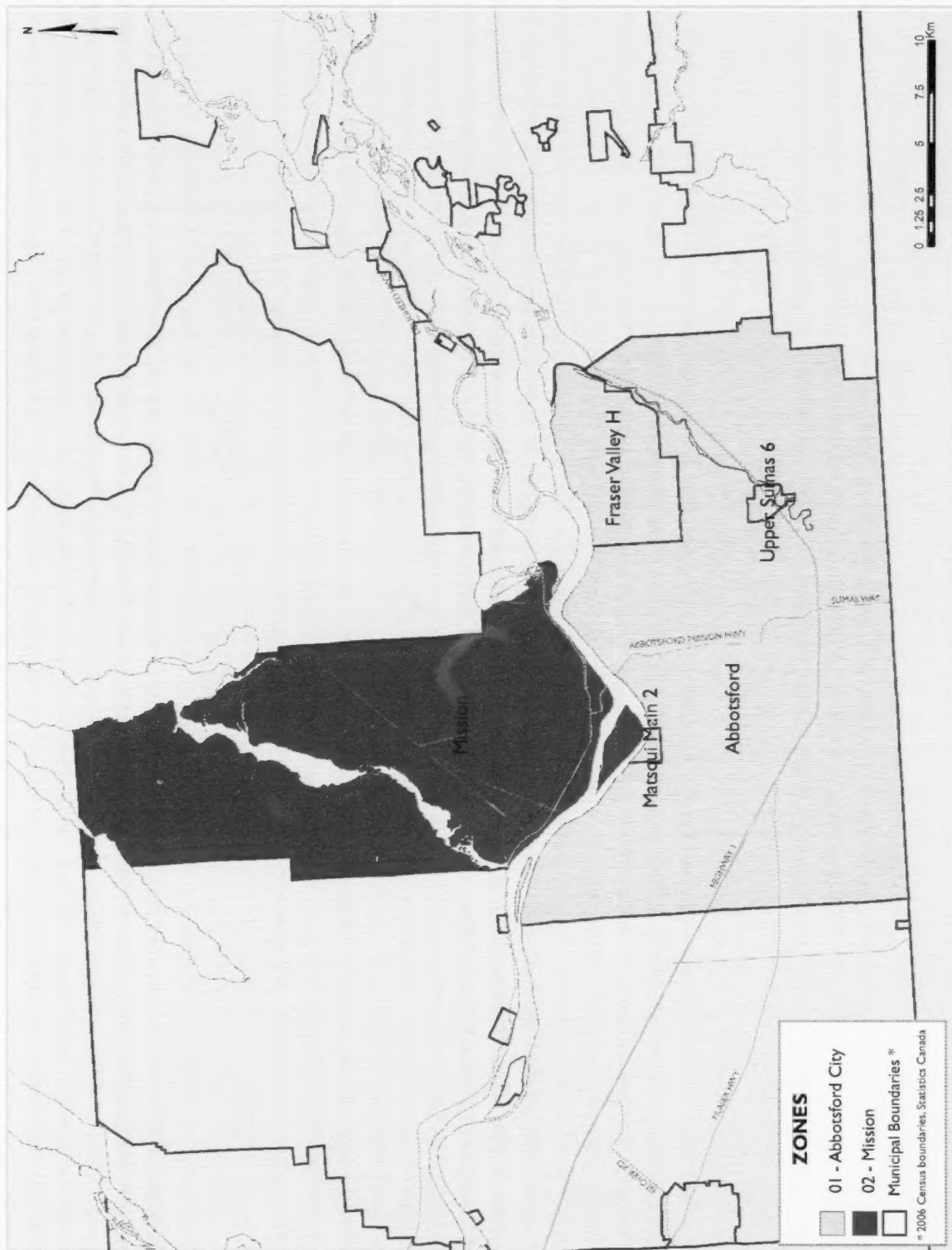
Year-over-year comparison of rents can be slightly misleading because rents in newly built structures tend to be higher than in existing buildings. However, by excluding new structures, we can get a better

indication of actual rent increases paid by tenants. The average rent for two-bedroom apartments in existing structures increased in all major centres except Windsor where the average rent in existing structures was essentially unchanged for a second consecutive year. The largest rent increases occurred in markets where vacancy rates were quite low. Rents in existing structures were up 18.8 per cent in Edmonton, 15.3 per cent in Calgary, 13.5 per cent in Saskatoon, 7.7 per cent in Greater Sudbury and 7.0 per cent in Kelowna. Overall, the average rent for two-bedroom apartments in existing structures across Canada's 34 major centres increased by 3.5 per cent between October 2006 and October 2007.

CMHC's October 2007 Rental Market Survey also covers condominium apartments offered for rent in the following centres: Vancouver, Calgary, Edmonton, Toronto, Ottawa, Montréal, and Québec. In 2007, vacancy rates for rental condominium apartments were below one per cent in four of the seven centres surveyed. Rental condominiums in Vancouver had the lowest vacancy rate at 0.2 per cent. On the other hand, Québec and Montréal registered the highest vacancy rates for condominium apartments at 2.4 per cent and 3.8 per cent in 2007, respectively. The survey showed that vacancy rates for rental condominium apartments in 2007 were lower than vacancy rates in the conventional rental market in Vancouver, Calgary, Toronto and Ottawa, the same in Edmonton, and higher in Québec and Montréal. The highest average monthly rents for two-bedroom condominium apartments were in Toronto (\$1,533), Vancouver (\$1,435), and Calgary (\$1,217). All surveyed centres posted average monthly rents for two-bedroom condominium apartments that were higher than average monthly rents for two-bedroom private apartments in the conventional rental market in 2007.

¹ Major centres are based on Statistics Canada Census Metropolitan Areas (CMAs) with the exception of the Ottawa-Gatineau CMA which is treated as two centres for Rental Market Survey purposes.





RMS ZONE DESCRIPTIONS - VANCOUVER CMA	
Zone 1	West End, Stanley Park is the area between Stanley Park and Denman Street and extends to Coal Harbour to the north and English Bay to the south.
Zone 2	English Bay runs along Sunset Beach and English Bay to the south, connects to Davie Street to the North and Burrard Street to the East.
Zone 3	Downtown is the remainder of the West End not covered in Zone 1 and 2. Does not include the Downtown Eastside.
Zones 1-3	West End/Downtown
Zone 4	South Granville/Oak is west of Mount Pleasant and extends south to 33rd Avenue and west to Granville Street. Also includes the Fairview area and contains a section between Broadway to the north and 16th Avenue to the south, Burrard Street to the west and Granville Street to the east.
Zone 5	Kitsilano/Point Grey is the area west of South Granville/Oak that extends along 16th Avenue to the University Endowment Land.
Zone 6	Westside/Kerrisdale is the area south of Kitsilano/Point Grey and South Granville/Oak, and includes the areas: Kerrisdale, Mackenzie Heights, Dunbar, Shaughnessy and Oakridge.
Zone 7	Marpole is an area in South Vancouver that borders south of 57th Avenue between Cambie Street to the east and MacDonald Street to the west, and extends south down to the Fraser River.
Zone 8	Mount Pleasant/Renfrew Heights is the area that extends from the Mount Pleasant area to the west to Renfrew Heights to the east, and includes the neighbourhoods of Fraser and Knight. The area boundary to the north is Great Northern Way and Broadway, and roughly 33rd Avenue to the South.
Zone 9	East Hastings is the northeast area of Vancouver City, and includes the Downtown Eastside.
Zone 10	Southeast Vancouver includes the areas: Killarney, Fraserview, Collingwood and Champlain Heights.
Zones 1-10	Vancouver City
Zone 11	University Endowment Lands includes both the municipality and University of British Columbia. Note: the Rental Survey does not include student housing.
Zone 12	Central Park/Metrotown is the area between Boundary Road to the west and Royal Oak Avenue to the east, Moscrop Street and Gilpin Street to the north and Marine Drive to the south.
Zone 13	Southeast Burnaby extends to the border of New Westminster and includes the areas: Edmonds, Middlegate, Buckingham Heights, Deer Lake and Burnaby Lake.
Zone 14	North Burnaby is the northern half of Burnaby and includes the areas: Willingdon Heights, Brentwood Park, Capitol Hill, Sperling, Simon Fraser and Lougheed.
Zones 12-14	Burnaby City
Zone 15	New Westminster is the city boundaries.
Zone 16	North Vancouver City is the city boundaries.
Zone 17	North Vancouver DM is the district boundaries.
Zone 18	West Vancouver is the district boundaries.
Zone 19	Richmond is the city boundaries.
Zone 20	Delta is the corporation boundaries.
Zone 21	Surrey is the city boundaries.
Zone 22	White Rock is the city boundaries.
Zone 23	Langley City and Langley DM includes both the city and township boundaries.
Zone 24	Tri-Cities consists of Coquitlam, Port Coquitlam and Port Moody.
Zone 25	Pitt Meadows/Maple Ridge is the district boundaries for both municipalities.
Zones 1-25	Vancouver CMA

RMS ZONE DESCRIPTIONS - ABBOTSFORD CMA	
Zone 1	Abbotsford City - Includes census tracts 0001.00, 0002.00, 0003.00, 0004.00, 0005.01, 0005.02, 0006.00, 0007.01, 0007.02, 0008.01, 0008.02, 0009.01, 0009.02, 0010.00, 0011.00, 0012.00, 0013.00, 0014.00, 0100.00, 0101.00, 0102.00, 0103.00, 0104.00, 0105.00, 0106.01, 0106.02 and 0106.03.
Zone 2	Mission - Includes census tracts 0200.00, 0201.00, 0202.00, 0203.00, 0204.00, 0205.00, 0206.00 and 0207.00.
Zones 1-2	Abbotsford CMA

CONDOMINIUM SUB AREA DESCRIPTIONS - VANCOUVER CMA	
Sub Area 1	North Shore includes RMS Zone 16 (North Vancouver City), Zone 17 (North Vancouver DM), and Zone 18 (West Vancouver).
Sub Area 2	Burrard Peninsula includes RMS Zone 1 (West End, Stanley Park), Zone 2 (English Bay), and Zone 3 (Downtown).
Sub Area 3	Vancouver East/Westside includes RMS Zone 4 (South Granville/Oak), Zone 5 (Kitsilano/Point Grey), Zone 6 (Westside/Kerrisdale), Zone 7 (Marpole), Zone 8 (Mount Pleasant/Renfrew Heights), Zone 9 (East Hastings), Zone 10 (Southeast Vancouver), and Zone 11 (University Endowment Lands).
Sub Areas 2-3	City of Vancouver
Sub Area 4	Suburban Vancouver includes RMS Zone 12 (Central Park/Metrotown), Zone 13 (Southeast Burnaby), Zone 14 (North Burnaby), Zone 15 (New Westminster), Zone 19 (Richmond), and Zone 24 (Tri-Cities).
Sub Area 5	Fraser Valley includes RMS Zone 20 (Delta), Zone 21 (Surrey), Zone 22 (White Rock), Zone 23 (Langley City and Langley D.M.), and Zone 25 (Pitt Meadows/Maple Ridge).
Sub Areas	Vancouver CMA

NOTE: Refer to RMS Zone Descriptions page for detailed zone descriptions.

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

- 1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 1.1.2 Average Rents (\$) by Zone and Bedroom Type
- 1.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
- 1.1.4 Availability Rates (%) by Zone and Bedroom Type
- 1.1.5 Estimate of Percentage Change (%) of Average Rent
- 1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
- 1.2.2 Average Rents (\$) by Year of Construction and Bedroom Type
- 1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
- 1.3.2 Average Rents (\$) by Structure Size and Bedroom Type
- 1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

- 1.3.3 Vacancy Rates (%) by structure Size and Zone

Private Row (Townhouse) Data:

- 2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 2.1.2 Average Rents (\$) by Zone and Bedroom Type
- 2.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
- 2.1.4 Availability Rates (%) by Zone and Bedroom Type
- 2.1.5 Estimate of Percentage Change (%) of Average Rent

Private Apartment and Row (Townhouse) Data:

- 3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 3.1.2 Average Rents (\$) by Zone and Bedroom Type
- 3.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
- 3.1.4 Availability Rates (%) by Zone and Bedroom Type
- 3.1.5 Estimate of Percentage Change (%) of Average Rent

Available in the Quebec, Montreal, Ottawa, Toronto, Edmonton, Calgary and Vancouver Reports

Rental Condominium Apartment Data *

- 4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
- 4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents (\$)
- 4.1.3 Rental Condominium Apartments - Average Rents (\$)
- 4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
- 4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
- 4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Calgary, Edmonton, Abbotsford and Kelowna Reports

Secondary Rented Unit Data *

- 5.1 Secondary Rented Unit Average Rents (\$) by Dwelling Type
- 5.2 Estimated Number of Households in Secondary Rented Units and Estimated Percentage of Households in Secondary Rented Units by Dwelling Type

* New Surveys - Please refer to the Methodology section for additional information.

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
West End/Stanley Park	0.0 b	0.1 a	0.3 a	0.1 a	0.0 b	0.3 b	0.0 a	0.0 d	0.2 a	0.1 a
English Bay	0.3 a	0.1 a	0.2 a	0.2 a	0.2 a	1.9 c	0.0 a	**	0.2 a	0.4 a
Downtown	0.2 a	0.1 a	0.1 a	0.2 a	0.3 a	0.2 b	0.0 a	0.0 d	0.1 a	0.2 a
West End/Downtown (Zones 1-3)	0.2 a	0.1 a	0.1 a	0.2 a	0.2 a	0.7 a	0.0 a	**	0.2 a	0.2 a
South Granville/Oak	0.2 a	0.3 a	0.2 a	0.2 a	0.3 a	0.2 a	0.0 b	0.0 b	0.2 a	0.3 a
Kitsilano/Point Grey	0.1 b	0.1 b	0.0 c	0.0 a	0.0 c	0.2 b	0.0 d	0.0 d	0.0 b	0.1 a
Westside/Kerrisdale	0.0 a	0.0 b	0.1 a	0.6 a	0.2 a	0.1 a	0.0 a	1.0 a	0.1 a	0.4 a
Marpole	1.5 c	1.3 a	0.5 a	1.0 a	0.5 b	0.1 b	0.0 d	0.0 d	0.6 a	0.8 a
Mount Pleasant/Renfrew Heights	0.1 b	0.4 b	0.5 a	0.9 d	0.1 b	2.4 a	0.0 d	0.0 d	0.3 a	1.1 a
East Hastings	1.3 a	1.3 a	1.6 b	0.9 a	2.4 c	1.1 a	0.0 d	0.0 d	1.7 b	1.0 a
Southeast Vancouver	0.0 b	1.6 c	0.7 a	1.5 a	0.2 a	0.3 a	0.0 a	1.2 a	0.4 a	1.1 a
City of Vancouver (Zones 1-10)	0.3 a	0.4 a	0.3 a	0.4 a	0.4 a	0.7 a	0.0 b	0.5 a	0.3 a	0.5 a
University Endowment Lands	**	**	0.0 a	0.0 c	0.7 a	0.0 d	0.0 a	**	0.2 a	0.0 d
Central Park/Metrotown	0.0 b	0.0 b	0.7 a	0.3 a	0.7 a	0.5 a	0.0 d	0.0 d	0.7 a	0.3 a
Southeast Burnaby	1.4 a	0.0 c	1.2 a	0.4 a	0.9 a	1.3 a	2.7 c	5.7 c	1.2 a	1.0 a
North Burnaby	0.7 a	0.3 a	0.3 a	0.5 a	0.8 a	0.5 a	2.3 c	0.5 b	0.6 a	0.5 a
Burnaby (Zones 12-14)	0.5 a	0.1 b	0.7 a	0.4 a	0.8 a	0.6 a	2.2 c	2.3 c	0.8 a	0.5 a
New Westminster	1.4 a	1.2 a	1.0 a	1.4 a	0.6 a	1.0 a	0.8 a	0.0 b	0.9 a	1.3 a
North Vancouver City	0.8 a	1.5 c	0.4 a	0.2 a	0.6 b	0.1 b	0.0 d	0.0 d	0.5 a	0.3 a
North Vancouver D.M.	0.0 a	0.6 a	0.3 a	0.3 a	0.6 a	0.3 a	0.0 a	0.0 c	0.3 a	0.3 a
West Vancouver	0.4 a	0.0 b	0.1 a	0.2 b	0.0 b	0.1 a	0.0 a	**	0.1 a	0.1 a
Richmond	1.6 a	2.1 a	1.7 b	0.8 a	3.5 b	0.5 a	0.7 a	0.0 d	2.4 a	0.7 a
Delta	0.0 a	1.5 d	2.3 a	0.7 a	1.5 a	1.9 a	2.5 a	2.5 a	1.8 a	1.3 a
Surrey	1.3 a	1.1 a	3.0 a	2.3 a	2.8 a	2.6 a	3.6 c	2.6 a	2.9 a	2.4 a
White Rock	0.0 b	0.0 b	0.8 a	1.2 a	0.0 b	1.4 a	**	**	0.5 a	1.2 a
Langley City and Langley DM	6.3 a	1.4 d	2.1 a	1.6 a	1.6 a	1.2 a	6.4 a	2.2 a	2.1 a	1.4 a
Tri-Cities	1.1 a	2.1 c	0.7 a	1.6 a	0.8 a	2.2 a	0.5 a	0.6 a	0.7 a	1.8 a
Maple Ridge/Pitt Meadows	0.0 a	**	2.1 a	2.6 b	2.4 a	2.2 a	0.0 a	**	2.1 a	2.4 a
Vancouver CMA	0.5 a	0.5 a	0.7 a	0.7 a	1.0 a	1.0 a	1.3 a	1.2 a	0.7 a	0.7 a

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/a: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

I.1.2 Private Apartment Average Rents (\$)
by Zone and Bedroom Type
Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
West End/St Stanley Park	739 a	809 a	935 a	998 a	1,483 a	1,636 a	2,150 a	2,717 c	983 a	1,047 a
English Bay	756 a	804 a	903 a	957 a	1,359 a	1,461 a	1,732 b	2,374 c	927 a	983 a
Downtown	781 a	793 a	988 a	1,021 a	1,529 a	1,541 a	1,956 a	1,730 d	1,007 a	1,030 a
West End/Downtown (Zones 1-3)	768 a	798 a	948 a	995 a	1,474 a	1,536 a	2,031 a	2,276 c	977 a	1,018 a
South Granville/Oak	722 a	732 a	881 a	912 a	1,254 a	1,334 a	1,598 b	1,765 b	923 a	963 a
Kitsilano/Point Grey	816 c	876 b	910 a	975 a	1,288 a	1,409 a	2,048 d	1,701 c	967 a	1,038 a
Westside/Kerrisdale	729 a	736 a	974 a	997 a	1,488 a	1,551 a	1,992 a	2,056 b	1,157 a	1,168 a
Marpole	615 a	642 a	712 a	721 a	905 a	929 a	1,194 b	1,057 b	734 a	748 a
Mount Pleasant/Renfrew Heights	645 a	642 a	729 a	733 a	942 a	954 a	1,066 b	1,036 b	756 a	765 a
East Hastings	601 b	677 b	721 a	709 a	955 b	866 a	929 b	880 b	742 a	729 a
Southeast Vancouver	704 a	722 a	794 a	829 a	1,099 a	1,117 a	1,151 a	1,054 a	901 a	924 a
City of Vancouver (Zones 1-10)	727 a	760 a	868 a	902 a	1,241 a	1,283 a	1,533 a	1,457 b	912 a	945 a
University Endowment Lands	**	**	1,086 a	1,171 a	1,362 a	1,586 a	1,652 a	1,747 c	1,225 a	1,346 a
Central Park/Metrotown	662 a	689 a	775 a	779 a	952 a	1,005 a	1,110 c	1,464 c	817 a	835 a
Southeast Burnaby	564 a	587 a	675 a	697 a	822 a	832 a	948 a	951 a	729 a	750 a
North Burnaby	640 a	657 a	791 a	820 a	982 a	1,019 a	1,084 b	1,174 b	852 a	884 a
Burnaby (Zones 12-14)	635 a	659 a	762 a	778 a	935 a	974 a	1,039 a	1,119 b	811 a	836 a
New Westminster	572 a	590 a	685 a	709 a	863 a	893 a	1,104 a	1,131 a	723 a	751 a
North Vancouver City	702 a	737 b	802 a	835 a	1,010 a	1,047 a	1,070 c	1,130 c	857 a	895 a
North Vancouver D.M.	672 a	764 a	826 a	864 a	1,088 a	1,147 a	1,275 a	1,247 a	946 a	992 a
West Vancouver	785 a	860 a	1,064 a	1,144 a	1,590 a	1,888 c	2,134 a	**	1,234 a	1,378 c
Richmond	635 a	647 a	821 a	862 a	1,018 a	1,059 a	1,170 a	1,134 a	912 a	927 a
Delta	548 a	561 a	677 a	688 a	914 a	883 a	1,010 a	899 b	781 a	774 a
Surrey	549 a	539 a	655 a	661 a	814 a	820 a	887 a	922 a	738 a	747 a
White Rock	604 a	627 a	740 a	752 a	909 a	915 a	1,073 a	981 a	777 a	793 a
Langley City and Langley DM	596 a	614 a	708 a	732 a	837 a	854 a	928 a	978 a	768 a	791 a
Tri-Cities	589 a	593 a	695 a	703 a	834 a	879 a	1,069 a	1,061 a	758 a	779 a
Maple Ridge/Pitt Meadows	504 a	494 b	602 a	609 a	772 a	836 a	975 a	1,045 b	679 a	709 a
Vancouver CMA	701 a	735 a	816 a	846 a	1,045 a	1,084 a	1,220 a	1,234 a	866 a	898 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$)

d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/a: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

**1.1.3 Number of Private Apartment Units Vacant and Universe in October 2007
by Zone and Bedroom Type
Vancouver CMA**

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
West End/Stanley Park	1 a	739	2 a	2,686	1 b	388	0 d	35	4 a	3,849
English Bay	1 a	970	10 a	4,915	12 c	613	**	11	24 a	6,509
Downtown	3 a	2,260	15 a	6,686	2 b	1,123	0 d	32	21 a	10,101
West End/Downtown (Zones 1-3)	5 a	3,969	27 a	14,287	15 a	2,125	**	78	49 a	20,459
South Granville/Oak	5 a	1,378	11 a	4,588	3 a	1,320	0 b	45	19 a	7,331
Kitsilano/Point Grey	1 b	1,093	1 a	4,733	3 b	1,229	0 d	54	5 a	7,109
Westside/Kerrisdale	0 b	200	11 a	1,760	1 a	942	1 a	100	13 a	3,002
Marpole	5 a	383	28 a	2,883	1 b	718	0 d	31	34 a	4,014
Mount Pleasant/Renfrew Heights	3 b	784	39 d	4,166	26 a	1,059	0 d	100	68 a	6,109
East Hastings	12 a	908	31 a	3,322	8 a	699	0 d	107	50 a	5,036
Southeast Vancouver	3 c	206	16 a	1,044	2 a	643	1 a	89	22 a	1,982
City of Vancouver (Zones 1-10)	35 a	8,922	163 a	36,782	58 a	8,733	3 a	605	259 a	55,042
University Endowment Lands	**	**	0 c	412	0 d	262	**	40	0 d	725
Central Park/Metrotown	0 b	398	12 a	4,417	7 a	1,532	0 d	46	19 a	6,393
Southeast Burnaby	0 c	157	5 a	1,313	9 a	717	8 c	145	23 a	2,332
North Burnaby	1 a	303	12 a	2,374	5 a	1,107	1 b	218	19 a	4,002
Burnaby (Zones 12-14)	1 b	858	29 a	8,105	21 a	3,355	9 c	409	60 a	12,727
New Westminster	9 a	784	73 a	5,172	21 a	2,043	0 b	152	103 a	8,151
North Vancouver City	7 c	494	7 a	3,552	1 b	1,786	0 d	19	16 a	5,851
North Vancouver D.M.	1 a	178	1 a	348	1 a	323	0 c	133	3 a	982
West Vancouver	0 b	295	2 b	1,257	1 a	725	**	55	3 a	2,332
Richmond	4 a	206	8 a	1,007	5 a	940	0 d	96	16 a	2,249
Delta	1 d	67	6 a	841	15 a	787	1 a	40	23 a	1,735
Surrey	1 a	88	57 a	2,494	59 a	2,310	10 a	388	128 a	5,279
White Rock	0 b	63	11 a	913	5 a	369	**	11	16 a	1,356
Langley City and Langley DM	1 d	71	16 a	989	11 a	968	1 a	46	29 a	2,074
Tri-Cities	3 c	169	37 a	2,321	37 a	1,663	1 a	193	79 a	4,346
Maple Ridge/Pitt Meadows	**	14	22 b	841	12 a	562	**	50	36 a	1,466
Vancouver CMA	65 a	12,219	434 a	65,033	247 a	24,827	26 a	2,236	772 a	104,315

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
West End/Stanley Park	0.1 a	0.1 a	0.6 a	0.5 a	0.0 b	1.7 c	0.0 a	0.0 d	0.5 a	0.6 a
English Bay	0.9 a	0.8 a	0.5 a	0.8 a	0.7 a	2.8 b	0.0 a	**	0.6 a	1.0 a
Downtown	0.8 a	0.7 a	0.5 a	1.0 a	1.0 a	1.3 a	0.0 a	0.0 d	0.6 a	0.9 a
West End/Downtown (Zones 1-3)	0.7 a	0.6 a	0.5 a	0.8 a	0.7 a	1.8 a	0.0 a	**	0.6 a	0.9 a
South Granville/Oak	0.7 a	0.8 a	0.4 a	0.7 a	0.4 a	0.8 a	0.0 b	0.0 b	0.5 a	0.7 a
Kitsilano/Point Grey	0.9 a	0.8 a	0.2 a	0.5 a	0.6 a	0.6 a	0.0 d	**	0.3 a	0.6 a
Westside/Kerrisdale	1.0 a	0.6 a	0.5 a	1.0 a	0.6 a	0.5 a	0.0 a	1.0 a	0.6 a	0.8 a
Marpole	2.7 b	2.5 c	1.2 a	1.6 c	0.7 a	1.7 c	**	0.0 d	1.3 a	1.6 b
Mount Pleasant/Renfrew Heights	1.0 a	0.8 a	1.2 a	1.3 a	0.9 a	2.4 a	0.0 d	0.0 d	1.1 a	1.4 a
East Hastings	2.5 c	1.7 c	2.9 b	1.9 b	2.8 c	2.2 c	0.0 d	0.0 d	2.8 b	1.9 b
Southeast Vancouver	0.0 b	1.6 c	1.3 a	1.5 a	0.5 a	0.7 a	1.2 a	1.2 a	0.9 a	1.2 a
City of Vancouver (Zones 1-10)	1.0 a	0.9 a	0.8 a	1.0 a	0.8 a	1.4 a	0.6 a	0.9 a	0.9 a	1.0 a
University Endowment Lands	**	**	0.0 a	0.5 a	0.7 a	1.2 a	0.0 a	**	0.2 a	0.7 a
Central Park/Metrotown	1.3 a	0.0 b	1.6 a	1.1 a	1.6 a	1.1 a	0.0 d	0.0 d	1.5 a	1.0 a
Southeast Burnaby	3.6 d	0.0 c	2.4 a	0.8 a	1.5 a	1.5 b	5.1 b	5.7 c	2.4 a	1.3 a
North Burnaby	1.0 a	1.1 a	0.8 a	1.4 a	1.2 a	1.3 a	2.3 c	1.4 a	1.0 a	1.3 a
Burnaby (Zones 12-14)	1.6 b	0.4 a	1.5 a	1.1 a	1.5 a	1.3 a	3.0 c	2.8 c	1.5 a	1.2 a
New Westminster	2.1 a	1.6 b	1.5 a	2.2 a	1.6 a	1.9 a	0.8 a	0.0 b	1.6 a	2.0 a
North Vancouver City	1.6 b	2.0 c	0.6 a	0.4 a	0.6 a	0.5 a	0.0 d	0.0 d	0.7 a	0.6 a
North Vancouver D.M.	0.0 a	2.3 a	0.3 a	2.9 a	0.6 a	1.9 a	0.0 a	0.8 a	0.3 a	2.1 a
West Vancouver	0.4 a	0.7 a	0.3 a	0.4 a	0.1 a	0.6 a	0.0 a	**	0.2 a	0.5 a
Richmond	2.7 a	3.7 b	2.1 a	2.2 a	4.2 b	1.9 b	0.7 a	0.0 d	3.0 a	2.1 a
Delta	0.0 a	1.5 d	2.6 a	1.1 a	2.2 a	2.2 a	2.5 a	2.5 a	2.3 a	1.6 a
Surrey	2.4 a	2.3 a	3.9 a	3.1 a	4.5 a	3.5 a	4.8 c	3.1 b	4.2 a	3.2 a
White Rock	1.2 d	1.9 c	1.9 a	2.9 a	0.7 a	2.2 c	**	**	1.5 a	2.7 a
Langley City and Langley DM	6.3 a	1.4 d	2.8 a	2.0 a	2.5 a	1.6 a	6.4 a	4.3 a	2.9 a	1.8 a
Tri-Cities	1.6 a	2.1 c	2.2 a	2.6 a	1.6 a	2.7 a	1.0 a	3.2 a	1.9 a	2.7 a
Maple Ridge/Pitt Meadows	7.1 a	**	2.7 a	4.1 b	2.4 a	4.4 b	1.7 a	**	2.6 a	4.3 b
Vancouver CMA	1.2 a	1.1 a	1.2 a	1.3 a	1.6 a	1.7 a	1.9 a	1.8 a	1.3 a	1.4 a

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Vancouver CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07
West End/Stanley Park	3.4 b	7.9 c	4.2 b	9.8 c	3.5 d	**	-0.1 a	**	4.2 b	9.2 c
English Bay	++	8.3 b	++	7.4 b	++	13.5 d	**	**	++	7.9 b
Downtown	7.0 b	5.8 d	5.9 b	5.8 d	5.8 b	**	-5.5 a	**	5.6 a	6.1 c
West End/Downtown (Zones 1-3)	4.5 b	6.8 b	3.4 b	7.1 b	4.8 c	8.9 c	++	**	3.5 b	7.3 b
South Granville/Oak	2.5 b	5.8 d	3.6 b	6.0 c	5.6 b	8.2 c	**	**	3.5 b	6.1 b
Kitsilano/Point Grey	4.5 d	5.5 d	4.6 c	5.0 d	5.8 d	**	**	**	4.8 c	5.4 d
Westside/Kerrisdale	3.9 a	3.1 d	4.8 a	5.1 b	5.2 b	5.6 d	0.3 a	**	4.5 a	4.9 b
Marpole	4.5 b	4.1 d	4.5 b	2.7 c	3.5 c	4.4 d	**	**	4.4 b	3.0 c
Mount Pleasant/Renfrew Heights	4.7 d	**	2.1 c	2.7 c	**	2.9 c	**	**	3.0 d	2.7 c
East Hastings	**	4.4 d	**	**	3.8 d	**	**	**	4.3 d	4.7 d
Southeast Vancouver	1.0 a	**	1.9 a	3.2 b	3.6 a	1.2 a	19.8 a	**	3.2 a	1.8 a
City of Vancouver (Zones 1-10)	3.9 b	5.1 b	3.9 b	5.3 b	4.7 b	7.1 b	**	**	3.8 a	5.5 b
University Endowment Lands	**	**	5.1 a	**	5.6 a	**	-6.8 a	**	4.4 a	**
Central Park/Metrotown	2.2 c	4.9 c	4.8 b	2.1 c	5.2 c	4.2 c	**	**	4.6 b	2.9 c
Southeast Burnaby	3.2 d	**	4.4 b	4.7 d	2.4 c	3.3 d	**	**	3.3 b	3.8 d
North Burnaby	6.5 b	3.9 c	4.6 c	4.8 b	3.5 c	4.8 c	++	**	3.9 b	4.9 b
Burnaby (Zones 12-14)	3.6 b	5.3 c	4.7 b	3.3 c	4.2 b	4.2 b	++	4.9 d	4.1 b	3.7 b
New Westminster	5.3 a	3.9 c	4.5 a	4.0 b	4.6 a	4.4 b	7.8 b	3.8 c	4.7 a	3.9 b
North Vancouver City	2.8 c	4.4 d	2.0 c	4.4 c	3.3 c	3.9 d	**	**	2.2 b	4.1 c
North Vancouver D.M.	-1.1 a	12.6 a	3.6 a	3.9 b	6.1 a	1.5 a	5.3 a	++	4.1 a	5.6 a
West Vancouver	3.7 a	**	7.5 a	**	3.7 b	**	-2.7 a	**	4.7 a	**
Richmond	5.0 a	1.0 a	5.0 b	**	9.8 b	3.4 d	4.0 a	**	8.2 a	2.7 c
Delta	1.2 a	2.6 b	4.1 a	++	4.2 a	++	0.4 a	**	4.3 a	++
Surrey	9.0 a	++	5.1 a	2.2 a	4.0 a	2.6 a	2.7 a	3.1 b	4.7 a	2.0 a
White Rock	5.5 c	3.5 d	1.9 b	2.9 a	**	2.7 c	**	**	2.1 b	2.9 a
Langley City and Langley DM	1.9 a	3.3 d	2.0 a	2.9 a	2.5 a	2.3 a	3.1 d	4.3 a	2.4 a	2.6 a
Tri-Cities	5.0 a	++	2.5 a	2.0 b	4.2 a	2.9 b	9.6 a	++	3.5 a	2.3 a
Maple Ridge/Pitt Meadows	0.6 a	**	1.1 a	2.9 b	1.0 a	**	12.2 a	**	1.3 a	5.8 d
Vancouver CMA	3.9 a	4.7 b	3.9 a	4.4 a	4.4 a	5.5 a	3.0 d	4.8 c	3.9 a	4.6 a

¹The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

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** Data suppressed to protect confidentiality or data is not statistically reliable

++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.2.1 Private Apartment Vacancy Rates (%)
by Year of Construction and Bedroom Type
Vancouver CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
City of Vancouver (Zones 1-10)										
Pre 1960	0.3 a	0.4 a	0.3 a	0.7 a	0.2 a	0.5 a	0.0 b	0.0 b	0.3 a	0.6 a
1960 - 1974	0.4 a	0.5 a	0.3 a	0.5 a	0.7 a	0.3 a	0.0 b	0.5 a	0.3 a	0.4 a
1975 - 1989	0.0 c	0.3 b	0.6 a	0.1 b	0.4 a	0.7 a	0.0 d	**	0.5 a	0.3 a
1990+	0.5 a	0.2 b	0.4 a	0.2 b	0.3 a	1.4 a	0.0 c	**	0.4 a	0.6 a
Total	0.3 a	0.4 a	0.3 a	0.4 a	0.4 a	0.7 a	0.0 b	0.5 a	0.3 a	0.5 a
Burnaby (Zones 12-14)										
Pre 1960	**	0.0 d	1.0 a	0.0 c	1.1 a	0.5 b	7.7 b	**	1.5 a	0.1 b
1960 - 1974	0.4 a	0.0 b	0.7 a	0.4 a	0.6 a	0.6 a	1.1 a	2.7 c	0.6 a	0.5 a
1975 - 1989	0.8 a	0.8 a	0.5 a	0.1 a	1.5 b	0.9 a	0.0 a	**	0.9 a	0.4 a
1990+	**	**	**	**	**	**	n/u	n/u	**	**
Total	0.5 a	0.1 b	0.7 a	0.4 a	0.8 a	0.6 a	2.2 c	2.3 c	0.8 a	0.5 a
New Westminster										
Pre 1960	0.7 a	0.0 b	1.5 a	2.4 b	0.5 a	0.7 b	0.0 a	**	1.2 a	1.8 b
1960 - 1974	1.8 a	1.3 a	0.8 a	0.9 a	0.6 a	0.6 a	0.9 a	0.0 b	0.9 a	0.9 a
1975 - 1989	0.0 a	**	1.5 a	4.1 d	0.5 a	3.0 c	n/u	n/u	1.0 a	3.4 d
1990+	**	**	2.0 c	**	**	**	**	**	1.2 d	1.7 b
Total	1.4 a	1.2 a	1.0 a	1.4 a	0.6 a	1.0 a	0.8 a	0.0 b	0.9 a	1.3 a
Surrey										
Pre 1960	**	**	**	0.0 a	**	**	**	**	**	**
1960 - 1974	8.0 a	0.0 a	2.6 a	2.4 a	2.6 a	3.4 b	3.3 d	3.4 a	2.7 a	2.9 a
1975 - 1989	0.0 a	1.5 a	3.9 a	2.2 a	4.7 a	2.5 a	3.2 a	0.0 a	4.1 a	2.3 a
1990+	**	n/s	**	1.2 a	0.5 a	0.2 b	4.5 c	0.0 a	0.8 a	0.4 a
Total	1.3 a	1.1 a	3.0 a	2.3 a	2.8 a	2.6 a	3.6 c	2.6 a	2.9 a	2.4 a
Vancouver CMA										
Pre 1960	0.3 a	0.3 a	0.5 a	0.7 a	0.6 a	0.5 a	2.8 c	0.0 b	0.5 a	0.6 a
1960 - 1974	0.6 a	0.6 a	0.6 a	0.7 a	0.8 a	0.9 a	0.9 a	1.5 a	0.6 a	0.7 a
1975 - 1989	0.5 a	0.7 a	1.3 a	0.9 a	1.9 a	1.6 a	2.0 b	0.9 d	1.4 a	1.1 a
1990+	0.5 a	0.3 b	0.5 a	0.3 a	0.5 a	1.0 a	1.1 a	0.8 a	0.5 a	0.6 a
Total	0.5 a	0.5 a	0.7 a	0.7 a	1.0 a	1.0 a	1.3 a	1.2 a	0.7 a	0.7 a

The following letter codes are used to indicate the reliability of the estimates:

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** Data suppressed to protect confidentiality or data is not statistically reliable

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.2.2 Private Apartment Average Rents (\$)
by Year of Construction and Bedroom Type
Vancouver CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
City of Vancouver (Zones 1-10)										
Pre 1960	682 a	732 a	836 a	882 a	1,109 a	1,187 a	1,490 b	1,477 c	859 a	917 a
1960 - 1974	721 a	755 a	862 a	900 a	1,265 a	1,326 a	1,587 a	1,651 c	888 a	922 a
1975 - 1989	712 a	699 a	809 a	829 a	1,160 a	1,226 b	1,270 c	1,211 c	901 a	917 a
1990+	856 a	886 b	1,037 a	1,052 a	1,419 a	1,394 a	1,659 c	1,320 d	1,130 a	1,134 a
Total	727 a	760 a	868 a	902 a	1,241 a	1,283 a	1,533 a	1,457 b	912 a	945 a
Burnaby (Zones 12-14)										
Pre 1960	568 a	569 a	692 a	706 a	822 a	858 a	866 a	1,024 a	730 a	759 a
1960 - 1974	647 a	676 a	764 a	778 a	936 a	976 a	1,079 a	1,136 b	814 a	836 a
1975 - 1989	588 a	**	804 a	824 a	996 a	1,060 a	992 a	**	850 a	889 a
1990+	**	**	**	**	**	**	n/u	n/u	**	**
Total	635 a	659 a	762 a	778 a	935 a	974 a	1,039 a	1,119 b	811 a	836 a
New Westminster										
Pre 1960	524 a	550 a	655 a	672 a	784 a	829 a	1,014 a	1,203 b	663 a	686 a
1960 - 1974	579 a	595 a	685 a	712 a	864 a	894 a	1,117 a	1,131 a	723 a	755 a
1975 - 1989	600 a	618 a	718 a	735 a	890 a	912 b	n/u	n/u	771 a	782 b
1990+	**	**	698 a	728 a	922 b	936 a	**	**	784 a	848 a
Total	572 a	590 a	685 a	709 a	863 a	893 a	1,104 a	1,131 a	723 a	751 a
Surrey										
Pre 1960	**	**	621 a	650 a	748 a	789 a	875 a	950 a	730 b	751 b
1960 - 1974	518 a	453 a	638 a	646 a	755 a	769 a	874 a	909 a	701 a	717 a
1975 - 1989	560 a	572 a	683 a	684 a	872 a	851 a	912 a	968 a	763 a	755 a
1990+	**	n/s	755 a	763 a	900 a	932 a	946 a	978 a	886 a	909 a
Total	549 a	539 a	655 a	661 a	814 a	820 a	887 a	922 a	738 a	747 a
Vancouver CMA										
Pre 1960	670 a	717 a	811 a	852 a	1,044 a	1,109 a	1,184 b	1,301 c	840 a	893 a
1960 - 1974	693 a	731 a	806 a	839 a	1,014 a	1,059 a	1,209 a	1,245 b	846 a	880 a
1975 - 1989	668 a	668 a	768 a	782 a	992 a	1,018 a	1,133 a	1,095 b	845 a	858 a
1990+	854 a	884 b	1,000 a	1,018 a	1,252 a	1,250 a	1,400 b	1,250 b	1,081 a	1,094 a
Total	701 a	735 a	816 a	846 a	1,045 a	1,084 a	1,220 a	1,234 a	866 a	898 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$)

d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Vancouver CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
City of Vancouver (Zones 1-10)										
3 to 5 Units	**	0.0 d	1.2 d	0.1 b	0.2 b	0.6 b	0.0 d	**	1.0 d	0.4 b
6 to 19 Units	1.0 d	0.4 b	0.7 a	1.0 a	0.8 a	1.7 b	0.0 c	0.6 b	0.7 a	1.1 a
20 to 49 Units	0.1 a	0.4 a	0.3 a	0.3 a	0.4 a	0.2 a	0.0 a	0.0 b	0.3 a	0.3 a
50 to 99 Units	0.1 a	0.6 a	0.2 a	0.3 a	0.1 a	0.3 a	0.0 a	0.0 c	0.2 a	0.4 a
100 to 199 Units	0.3 a	0.1 b	0.2 a	0.2 a	0.1 a	0.2 b	0.0 a	5.2 d	0.2 a	0.2 a
200+ Units	0.0 a	**	0.1 a	0.3 a	0.4 a	**	**	**	0.1 a	0.2 a
Total	0.3 a	0.4 a	0.3 a	0.4 a	0.4 a	0.7 a	0.0 b	0.5 a	0.3 a	0.5 a
Burnaby (Zones 12-14)										
3 to 5 Units	**	n/u	3.3 a	12.4 d	0.0 a	**	0.0 c	0.0 d	1.3 a	5.3 a
6 to 19 Units	**	0.0 d	0.8 a	0.4 a	0.0 c	0.4 b	**	0.0 d	0.6 a	0.4 a
20 to 49 Units	0.0 b	0.0 b	1.0 a	0.3 a	1.1 a	0.5 a	3.1 d	2.3 c	1.1 a	0.4 a
50 to 99 Units	0.8 a	0.4 a	0.6 a	0.3 a	1.0 a	0.5 a	0.0 a	1.0 a	0.7 a	0.4 a
100 to 199 Units	1.2 a	0.0 a	0.1 a	0.2 a	0.8 a	1.4 a	**	**	0.4 a	0.7 a
200+ Units	**	**	**	**	**	**	**	**	**	**
Total	0.5 a	0.1 b	0.7 a	0.4 a	0.8 a	0.6 a	2.2 c	2.3 c	0.8 a	0.5 a
New Westminster										
3 to 5 Units	**	**	0.0 a	**	0.0 a	0.0 d	0.0 a	**	0.0 a	3.8 d
6 to 19 Units	0.7 a	0.0 b	1.5 a	1.8 a	1.0 a	0.0 b	0.0 a	0.0 a	1.3 a	1.2 a
20 to 49 Units	2.1 a	1.2 a	1.0 a	1.4 a	0.8 a	1.7 b	0.0 c	0.0 c	1.1 a	1.4 a
50 to 99 Units	1.2 a	2.3 c	1.0 a	1.4 a	0.6 a	1.2 a	**	0.0 c	0.9 a	1.4 a
100 to 199 Units	0.0 a	**	0.0 a	0.3 b	0.0 a	**	0.0 a	0.0 a	0.0 a	0.3 a
200+ Units	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Total	1.4 a	1.2 a	1.0 a	1.4 a	0.6 a	1.0 a	0.8 a	0.0 b	0.9 a	1.3 a
Surrey										
3 to 5 Units	n/u	**	0.0 a	0.0 a	**	**	n/u	n/u	0.0 a	0.0 a
6 to 19 Units	7.6 a	0.0 a	9.5 c	7.5 c	7.3 b	4.9 b	3.2 a	4.1 a	7.2 b	5.5 b
20 to 49 Units	0.0 a	**	2.5 b	2.1 a	3.2 c	4.7 b	**	1.9 c	3.4 c	3.6 b
50 to 99 Units	0.0 a	0.0 a	2.8 a	2.3 a	2.0 a	1.3 a	1.0 a	3.1 a	2.4 a	2.0 a
100 to 199 Units	**	**	3.7 a	**	4.9 a	**	**	**	3.9 a	**
200+ Units	**	**	**	**	**	**	n/u	n/u	**	**
Total	1.3 a	1.1 a	3.0 a	2.3 a	2.8 a	2.6 a	3.6 c	2.6 a	2.9 a	2.4 a
Vancouver CMA										
3 to 5 Units	**	0.0 c	1.3 d	1.3 a	0.3 b	0.5 b	**	1.8 c	1.2 a	1.0 a
6 to 19 Units	1.0 a	0.4 b	1.0 a	1.1 a	1.0 a	1.5 b	0.9 d	0.7 b	1.0 a	1.1 a
20 to 49 Units	0.4 a	0.6 a	0.6 a	0.6 a	1.0 a	1.0 a	2.2 b	1.1 a	0.7 a	0.7 a
50 to 99 Units	0.5 a	0.7 a	0.8 a	0.7 a	1.2 a	0.9 a	0.5 a	1.2 a	0.8 a	0.8 a
100 to 199 Units	0.4 a	0.4 a	0.2 a	0.2 a	0.6 a	0.7 a	1.3 a	2.3 b	0.3 a	0.4 a
200+ Units	0.0 a	0.2 a	0.1 a	0.3 a	0.2 a	0.5 a	0.0 a	**	0.1 a	0.3 a
Total	0.5 a	0.5 a	0.7 a	0.7 a	1.0 a	1.0 a	1.3 a	1.2 a	0.7 a	0.7 a

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.3.2 Private Apartment Average Rents (\$) by Structure Size and Bedroom Type Vancouver CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
City of Vancouver (Zones 1-10)										
3 to 5 Units	571 c	560 d	768 a	727 b	1,017 a	1,066 b	1,207 c	914 d	863 a	867 b
6 to 19 Units	639 a	695 b	784 a	816 a	1,080 a	1,136 a	1,543 c	1,391 c	833 a	878 a
20 to 49 Units	688 a	723 a	832 a	870 a	1,224 a	1,278 a	1,481 a	1,428 b	877 a	910 a
50 to 99 Units	796 a	828 a	898 a	928 a	1,332 a	1,381 a	1,601 a	1,743 b	939 a	975 a
100 to 199 Units	771 a	818 a	1,006 a	1,051 a	1,564 a	1,611 b	2,065 a	2,172 c	1,050 a	1,085 a
200+ Units	906 a	819 a	1,022 a	1,038 a	1,559 a	1,487 a	**	**	1,060 a	1,028 b
Total	727 a	760 a	868 a	902 a	1,241 a	1,283 a	1,533 a	1,457 b	912 a	945 a
Burnaby (Zones 12-14)										
3 to 5 Units	**	n/u	716 a	719 b	827 a	794 a	982 a	1,054 a	820 a	882 a
6 to 19 Units	585 a	581 b	708 a	708 a	841 a	849 a	1,007 b	1,054 c	753 a	756 a
20 to 49 Units	603 a	626 a	719 a	740 a	868 a	903 a	926 a	968 a	759 a	778 a
50 to 99 Units	606 a	621 a	755 a	761 a	962 a	960 a	1,282 a	1,364 a	818 a	827 a
100 to 199 Units	798 a	804 a	883 a	889 a	1,079 a	1,110 a	**	**	935 a	955 a
200+ Units	**	**	**	**	**	**	n/s	**	**	**
Total	635 a	659 a	762 a	778 a	935 a	974 a	1,039 a	1,119 b	811 a	836 a
New Westminster										
3 to 5 Units	**	**	634 a	584 a	813 a	**	887 a	**	737 a	660 b
6 to 19 Units	514 a	546 a	648 a	678 a	781 a	801 a	1,179 a	**	658 a	686 a
20 to 49 Units	573 a	601 a	671 a	692 a	826 a	870 a	1,100 a	1,140 a	695 a	723 a
50 to 99 Units	576 a	601 a	708 a	741 a	890 a	931 a	1,120 a	1,156 a	760 a	797 a
100 to 199 Units	616 a	**	739 a	746 b	932 a	914 b	1,256 a	**	792 a	807 a
200+ Units	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Total	572 a	590 a	685 a	709 a	863 a	893 a	1,104 a	1,131 a	723 a	751 a
Surrey										
3 to 5 Units	n/u	**	555 a	540 a	**	**	n/u	n/u	647 a	600 a
6 to 19 Units	482 a	418 a	616 a	626 a	748 a	792 a	864 a	905 a	717 a	743 a
20 to 49 Units	520 a	526 a	681 a	670 a	850 a	827 a	870 a	882 a	793 a	781 a
50 to 99 Units	542 a	514 a	654 a	659 a	804 a	817 a	899 a	936 a	726 a	737 a
100 to 199 Units	**	**	648 a	**	**	**	**	**	714 a	**
200+ Units	**	**	**	**	**	**	n/u	n/u	**	**
Total	549 a	539 a	655 a	661 a	814 a	820 a	887 a	922 a	738 a	747 a
Vancouver CMA										
3 to 5 Units	560 c	551 c	753 a	707 a	985 a	1,032 b	1,063 a	957 b	849 a	848 a
6 to 19 Units	624 a	671 a	758 a	785 a	992 a	1,030 a	1,175 a	1,197 b	812 a	846 a
20 to 49 Units	668 a	699 a	784 a	814 a	1,015 a	1,048 a	1,194 a	1,168 a	833 a	861 a
50 to 99 Units	746 a	778 a	804 a	833 a	999 a	1,034 a	1,182 a	1,256 b	856 a	886 a
100 to 199 Units	746 a	803 a	963 a	1,003 a	1,326 a	1,378 b	1,560 a	**	1,017 a	1,065 a
200+ Units	877 a	818 a	987 a	1,025 a	1,197 a	1,230 a	**	**	1,014 a	1,029 a
Total	701 a	735 a	816 a	846 a	1,045 a	1,084 a	1,220 a	1,234 a	866 a	898 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$)

d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

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1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Vancouver CMA

Zone	3-5		6-19		20-49		50-99		100-199		200+	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
West End/Stanley Park	n/u	n/u	0.0 a	**	0.1 a	0.1 a	0.1 a	0.1 a	0.9	**	n/u	n/u
English Bay	**	**	0.5 a	**	0.3 a	0.2 a	0.3 a	0.1 a	0.1 a	0.1 a	**	**
Downtown	**	n/s	0.0 b	0.0 c	0.1 a	0.5 a	0.2 a	0.0 a	0.1 a	0.2 a	0.2 a	**
West End/Downtown (Zones 1-3)	0.0 a	**	0.1 a	1.8 c	0.1 a	0.3 a	0.2 a	0.1 a	0.2 a	0.2 a	0.1 a	0.2 a
South Granville/Oak	2.0 c	1.2 d	0.4 a	0.3 a	0.1 a	0.2 a	0.0 a	0.2 a	**	n/s	n/u	n/u
Kitsilano/Point Grey	0.0 b	0.0 b	0.0 c	0.1 b	0.0 a	0.1 a	0.0 a	0.0 a	n/s	**	**	**
Westside/Kerrisdale	0.0 a	0.0 a	0.9 a	0.9 a	0.0 a	0.3 a	0.0 a	0.3 a	**	**	n/u	n/u
Marpole	**	**	1.0 d	**	0.5 a	0.5 a	**	**	n/u	n/u	n/u	n/u
Mount Pleasant/Renfrew Heights	0.0 c	**	0.5 b	**	0.3 a	0.4 a	0.2 a	0.0 d	**	**	**	**
East Hastings	**	**	**	0.6 b	0.9 a	0.7 a	1.0 a	3.1 d	**	**	n/u	n/u
Southeast Vancouver	0.0 a	4.1 c	1.4 a	2.4 c	0.6 b	2.2 c	**	**	0.0 a	0.0 a	**	**
City of Vancouver (Zones 1-10)	1.0 d	0.4 b	0.7 a	1.1 a	0.3 a	0.3 a	0.2 a	0.4 a	0.2 a	0.2 a	0.1 a	0.2 a
University Endowment Lands	n/u	n/u	0.0 a	**	**	**	0.0 a	**	**	**	n/u	n/u
Central Park/Metrotown	**	**	0.7 b	0.2 b	1.1 a	0.3 a	0.4 a	0.3 a	0.2 a	0.6 a	**	**
Southeast Burnaby	**	**	1.0 a	0.0 c	1.2 a	0.6 b	1.0 a	0.4 b	**	**	n/u	n/u
North Burnaby	1.9 a	0.0 c	0.3 b	0.9 a	0.8 a	0.6 a	0.8 a	0.4 a	0.2 a	0.2 a	n/u	n/u
Burnaby (Zones 12-14)	1.3 a	5.3 a	0.6 a	0.4 a	1.1 a	0.4 a	0.7 a	0.4 a	0.4 a	0.7 a	**	**
New Westminster	0.0 a	3.8 d	1.3 a	1.2 a	1.1 a	1.4 a	0.9 a	1.4 a	0.0 a	0.3 a	n/u	n/u
North Vancouver City	**	**	**	0.0 c	0.5 a	0.4 a	0.2 a	0.3 a	**	**	n/u	n/u
North Vancouver D.M.	**	n/s	1.1 a	0.4 a	0.0 a	0.6 a	**	**	**	**	n/u	n/u
West Vancouver	**	**	**	**	0.1 a	0.2 b	0.2 b	0.4 a	0.0	**	n/u	n/u
Richmond	n/u	n/u	**	**	1.3 a	0.6 a	3.6 a	0.4 a	**	**	n/u	n/u
Delta	**	**	4.9 a	1.2 a	1.6 a	1.8 a	1.3 a	1.2 a	**	**	n/u	n/u
Surrey	0.0 a	0.0 a	7.2 b	5.5 b	3.4 c	3.6 b	2.4 a	2.0 a	3.9	**	**	**
White Rock	**	2.9 a	0.9 a	2.7 a	0.6 a	0.6 a	0.2 a	1.1 a	n/u	n/u	n/u	n/u
Langley City and Langley DM	7.7 a	2.9 a	3.2 a	1.6 a	2.1 a	2.0 a	1.8 a	0.5 a	**	**	n/u	n/u
Tri-Cities	0.0 a	**	2.4 a	**	0.8 a	2.0 a	0.6 a	1.0 a	**	**	**	**
Maple Ridge/Pitt Meadows	8.3 a	**	1.1 a	2.3 a	2.2 a	1.9 a	1.8 a	3.2 d	n/u	n/u	n/u	n/u
Vancouver CMA	1.2 a	1.0 a	1.0 a	1.1 a	0.7 a	0.7 a	0.8 a	0.8 a	0.3 a	0.4 a	0.1 a	0.3 a

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Vancouver CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
City of Vancouver (Zones 1-10)										
LT \$550	0.7 b	0.9 d	**	0.7 b	**	**	n/s	n/s	1.2 a	0.8 d
\$550 - \$699	0.6 a	0.8 a	0.8 a	1.5 a	**	**	n/s	**	0.8 a	1.3 a
\$700 - \$849	0.3 a	0.3 a	0.3 a	0.6 a	1.3 a	0.6 a	**	**	0.3 a	0.5 a
\$850 - \$999	0.0 b	0.1 a	0.2 a	0.3 a	0.5 a	0.1 b	0.0 d	0.0 d	0.2 a	0.2 a
\$1000 - \$1149	0.0 c	0.0 d	0.2 a	0.2 a	0.2 b	2.9 a	0.0 d	**	0.2 a	0.6 a
\$1150+	**	**	0.4 a	0.3 a	0.2 a	0.3 a	0.0 b	0.8 a	0.3 a	0.3 a
Total	0.3 a	0.4 a	0.3 a	0.4 a	0.4 a	0.7 a	0.0 b	0.5 a	0.3 a	0.5 a
Burnaby (Zones 12-14)										
LT \$550	1.0 d	0.0 d	**	**	**	n/s	**	n/s	0.9 d	0.0 d
\$550 - \$699	0.4 a	0.2 b	1.3 a	0.3 a	**	**	n/s	n/s	1.1 a	0.3 a
\$700 - \$849	0.8 a	0.0 d	0.5 a	0.4 a	0.7 a	0.8 a	**	**	0.5 a	0.4 a
\$850 - \$999	**	**	1.0 a	0.5 a	0.5 a	0.5 a	2.7 c	4.9 d	0.8 a	0.7 a
\$1000 - \$1149	n/s	n/s	0.2 a	**	0.4 a	0.0 c	**	0.0 d	0.7 a	0.0 c
\$1150+	n/s	n/s	**	**	2.5 a	0.8 a	0.0 d	0.9 a	2.0 a	0.6 a
Total	0.5 a	0.1 b	0.7 a	0.4 a	0.8 a	0.6 a	2.2 c	2.3 c	0.8 a	0.5 a
New Westminster										
LT \$550	0.9 a	0.7 b	0.0 c	**	n/s	n/s	n/s	n/s	0.7 a	2.1 c
\$550 - \$699	1.6 a	1.5 a	1.0 a	1.3 a	3.2 b	**	n/s	n/s	1.1 a	1.4 a
\$700 - \$849	**	**	1.1 a	1.5 a	0.6 a	0.2 b	**	**	0.9 a	1.2 a
\$850 - \$999	n/s	**	**	3.1 d	0.3 a	1.2 a	0.0 c	**	0.2 a	1.5 a
\$1000 - \$1149	n/s	n/s	**	**	0.7 a	0.0 d	0.0 c	0.0 d	0.6 a	0.0 c
\$1150+	n/s	n/s	n/s	**	1.8 a	**	1.6 c	0.0 c	1.7 b	4.0 d
Total	1.4 a	1.2 a	1.0 a	1.4 a	0.6 a	1.0 a	0.8 a	0.0 b	0.9 a	1.3 a
Surrey										
LT \$550	**	0.0 c	**	**	**	**	n/s	n/s	**	1.3 d
\$550 - \$699	**	2.1 a	2.8 a	2.4 a	2.6 c	5.1 c	**	**	2.7 a	2.6 a
\$700 - \$849	n/s	**	2.1 a	1.3 a	2.4 a	2.6 a	**	4.2 c	2.6 a	2.3 a
\$850 - \$999	n/s	n/s	9.0 c	25.1 d	0.3 a	1.0 a	2.0 a	2.7 c	1.9 a	2.4 b
\$1000 - \$1149	n/s	n/s	**	**	**	3.3 c	**	**	**	2.7 b
\$1150+	n/s	n/s	**	n/s	15.4 d	5.8 d	n/s	**	15.3 d	5.6 d
Total	1.3 a	1.1 a	3.0 a	2.3 a	2.8 a	2.6 a	3.6 c	2.6 a	2.9 a	2.4 a
Vancouver CMA										
LT \$550	0.8 a	1.1 a	2.1 c	1.6 c	0.0 d	0.0 d	**	n/s	1.2 a	1.3 a
\$550 - \$699	0.9 a	1.1 a	1.4 a	1.3 a	2.8 c	2.8 c	**	**	1.3 a	1.3 a
\$700 - \$849	0.3 a	0.3 a	0.5 a	0.8 a	1.4 a	1.5 a	**	2.1 c	0.7 a	0.9 a
\$850 - \$999	0.0 b	0.2 a	0.4 a	0.4 a	0.5 a	0.8 a	2.1 a	2.5 b	0.5 a	0.6 a
\$1000 - \$1149	0.0 c	0.0 d	0.2 a	0.1 a	0.4 a	1.5 a	0.7 a	0.2 b	0.3 a	0.6 a
\$1150+	**	**	0.4 a	0.3 a	1.2 a	0.5 a	0.1 a	0.8 a	0.9 a	0.5 a
Total	0.5 a	0.5 a	0.7 a	0.7 a	1.0 a	1.0 a	1.3 a	1.2 a	0.7 a	0.7 a

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** Data suppressed to protect confidentiality or data is not statistically reliable

n/s: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%)
by Zone and Bedroom Type
Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
West End/Stanley Park	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
English Bay	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Downtown	n/u	n/u	**	**	5.7 a	**	n/u	n/u	5.6 a	**
West End/Downtown (Zones 1-3)	n/u	n/u	**	**	5.7 a	**	n/u	n/u	5.6 a	**
South Granville/Oak	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Kitsilano/Point Grey	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Westside/Kerrisdale	n/u	n/u	n/u	n/u	**	**	**	**	0.0 a	0.0 a
Marpole	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Mount Pleasant/Renfrew Heights	n/u	n/u	**	**	**	**	**	**	0.0 a	**
East Hastings	**	**	20.0 a	0.0 a	0.0 a	0.0 a	**	**	2.5 a	0.0 a
Southeast Vancouver	n/u	n/u	**	n/u	**	**	**	**	**	**
City of Vancouver (Zones 1-10)	**	**	2.9 a	0.0 a	1.2 d	1.1 a	0.0 c	0.0 a	1.3 d	0.5 a
University Endowment Lands	n/s	n/s	n/s	n/s	n/s	n/s	n/s	n/s	n/s	n/s
Central Park/Metrotown	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Southeast Burnaby	n/u	n/u	n/u	**	**	**	**	**	**	**
North Burnaby	n/u	n/u	n/u	n/u	**	**	3.8 a	**	3.1 a	**
Burnaby (Zones 12-14)	n/u	n/u	n/u	**	**	2.0 c	3.7 b	**	2.8 a	**
New Westminster	n/u	n/u	**	**	**	**	**	**	**	**
North Vancouver City	n/u	n/u	n/u	n/u	**	**	**	**	0.0 a	0.0 a
North Vancouver D.M.	**	**	**	**	0.8 a	**	0.0 a	0.8 d	0.2 a	0.6 b
West Vancouver	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Richmond	n/u	n/u	**	**	4.2 a	1.9 c	1.5 a	0.3 a	2.6 a	0.9 a
Delta	n/u	n/u	n/u	n/u	**	n/u	**	n/u	**	n/u
Surrey	n/u	n/u	**	**	1.3 a	2.9 a	6.5 a	3.6 a	5.5 a	3.5 a
White Rock	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Langley City and Langley DM	n/u	n/u	**	**	0.0 a	**	0.5 a	3.8 d	0.4 a	2.8 c
Tri-Cities	n/u	n/u	**	**	0.0 a	**	0.0 c	**	0.0 c	**
Maple Ridge/Pitt Meadows	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Vancouver CMA	**	**	1.8 c	0.0 b	1.6 a	1.3 a	2.0 a	1.7 c	1.9 a	1.5 b

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

2.1.2 Private Row (Townhouse) Average Rents (\$)
by Zone and Bedroom Type
Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
West End/Stanley Park	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
English Bay	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Downtown	n/u	n/u	**	**	2,115 a	**	n/u	n/u	2,101 a	**
West End/Downtown (Zones 1-3)	n/u	n/u	**	**	2,115 a	**	n/u	n/u	2,101 a	**
South Granville/Oak	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Kitsilano/Point Grey	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Westside/Kerrisdale	n/u	n/u	n/u	n/u	**	**	**	**	1,937 a	**
Marpole	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Mount Pleasant/Renfrew Heights	n/u	n/u	**	**	**	**	**	**	948 a	**
East Hastings	**	**	**	786 a	837 a	1,116 a	**	**	1,108 b	1,208 a
Southeast Vancouver	n/u	n/u	**	n/u	**	**	**	**	**	**
City of Vancouver (Zones 1-10)	**	**	914 a	958 a	1,350 a	1,603 b	1,416 a	1,408 a	1,295 a	1,409 a
University Endowment Lands	n/s	n/s	n/s	n/s	n/s	n/s	n/s	n/s	n/s	n/s
Central Park/Metrotown	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Southeast Burnaby	n/u	n/u	n/u	**	**	**	**	**	**	**
North Burnaby	n/u	n/u	n/u	n/u	**	**	1,353 a	**	1,343 a	**
Burnaby (Zones 12-14)	n/u	n/u	n/u	**	1,184 a	1,212 b	1,341 a	**	1,303 a	1,186 c
New Westminster	n/u	n/u	**	**	**	**	**	**	**	**
North Vancouver City	n/u	n/u	n/u	n/u	**	**	**	**	1,215 a	1,257 a
North Vancouver D.M.	**	**	**	**	1,052 a	1,272 a	1,536 a	1,635 b	1,382 a	1,516 b
West Vancouver	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Richmond	n/u	n/u	**	**	1,267 a	1,234 b	1,268 a	1,410 b	1,264 a	1,339 b
Delta	n/u	n/u	n/u	n/u	**	n/u	**	n/u	**	n/u
Surrey	n/u	n/u	**	**	843 a	903 a	1,138 a	1,129 a	1,081 a	1,103 a
White Rock	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Langley City and Langley DM	n/u	n/u	**	**	885 a	890 a	975 a	989 a	940 a	952 a
Tri-Cities	n/u	n/u	**	**	1,037 a	**	1,168 a	1,452 d	1,132 a	**
Maple Ridge/Pitt Meadows	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Vancouver CMA	**	**	843 a	853 a	1,137 a	1,241 a	1,246 a	1,344 a	1,200 a	1,291 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$)

d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

2.1.3 Number of Private Row (Townhouse) Units Vacant and Universe in October 2007 by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
West End/Stanley Park	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
English Bay	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Downtown	n/u	n/u	**	**	**	**	n/u	n/u	**	**
West End/Downtown (Zones 1-3)	n/u	n/u	**	**	**	**	n/u	n/u	**	**
South Granville/Oak	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Kitsilano/Point Grey	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Westside/Kerrisdale	n/u	n/u	n/u	n/u	**	**	**	**	0 a	34
Marpole	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Mount Pleasant/Renfrew Heights	n/u	n/u	**	**	**	**	**	**	**	**
East Hastings	**	**	0 a	17	0 a	31	**	**	0 a	127
Southeast Vancouver	n/u	n/u	n/u	n/u	**	**	**	**	**	**
City of Vancouver (Zones 1-10)	**	**	0 a	65	2 a	151	0 a	104	2 a	322
University Endowment Lands	n/s	n/s	n/s	n/s	n/s	n/s	n/s	n/s	n/s	n/s
Central Park/Metrotown	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Southeast Burnaby	n/u	n/u	**	**	**	**	**	**	**	**
North Burnaby	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Burnaby (Zones 12-14)	n/u	n/u	**	**	5 c	238	**	**	**	278
New Westminster	n/u	n/u	**	**	**	**	**	**	**	**
North Vancouver City	n/u	n/u	n/u	n/u	**	**	**	**	0 a	45
North Vancouver D.M.	**	**	**	**	**	101	2 d	298	2 b	416
West Vancouver	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Richmond	n/u	n/u	**	**	5 c	236	1 a	402	6 a	648
Delta	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Surrey	n/u	n/u	**	**	1 a	35	11 a	307	12 a	348
White Rock	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Langley City and Langley DM	n/u	n/u	**	**	**	58	8 d	200	8 c	269
Tri-Cities	n/u	n/u	**	**	**	**	**	432	**	478
Maple Ridge/Pitt Meadows	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Vancouver CMA	**	**	0 b	119	12 a	897	33 c	1,909	45 b	2,931

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** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

2.1.4 Private Row (Townhouse) Availability Rates (%)
by Zone and Bedroom Type
Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
West End/Stanley Park	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
English Bay	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Downtown	n/u	n/u	**	**	8.6 a	**	n/u	n/u	8.3 a	**
West End/Downtown (Zones 1-3)	n/u	n/u	**	**	8.6 a	**	n/u	n/u	8.3 a	**
South Granville/Oak	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Kitsilano/Point Grey	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Westside/Kerrisdale	n/u	n/u	n/u	n/u	**	**	**	**	0.0 a	0.0 a
Marpole	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Mount Pleasant/Renfrew Heights	n/u	n/u	**	**	**	**	**	**	0.0 a	**
East Hastings	**	**	20.0 a	0.0 a	0.0 a	0.0 a	**	**	2.5 a	0.0 a
Southeast Vancouver	n/u	n/u	**	n/u	**	**	**	**	**	**
City of Vancouver (Zones 1-10)	**	**	2.9 a	2.6 a	**	1.8 c	0.0 c	0.0 a	**	1.3 a
University Endowment Lands	n/s	n/s	n/s	n/s	n/s	n/s	n/s	n/s	n/s	n/s
Central Park/Metrotown	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Southeast Burnaby	n/u	n/u	n/u	**	**	**	**	**	**	**
North Burnaby	n/u	n/u	n/u	n/u	**	**	5.7 a	**	4.6 a	**
Burnaby (Zones 12-14)	n/u	n/u	n/u	**	**	2.0 c	5.5 a	**	4.2 a	**
New Westminster	n/u	n/u	**	**	**	**	**	**	**	**
North Vancouver City	n/u	n/u	n/u	n/u	**	**	**	**	0.0 a	0.0 a
North Vancouver D.M.	**	**	**	**	0.8 a	**	0.0 a	0.8 d	0.2 a	0.6 b
West Vancouver	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Richmond	n/u	n/u	**	**	4.2 a	2.4 c	2.3 a	0.3 a	3.0 a	1.0 a
Delta	n/u	n/u	n/u	n/u	**	n/u	**	n/u	**	n/u
Surrey	n/u	n/u	**	**	1.3 a	2.9 a	7.0 a	3.6 a	6.0 a	3.5 a
White Rock	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Langley City and Langley DM	n/u	n/u	**	**	1.7 a	**	4.0 a	3.8 d	3.4 a	2.8 c
Tri-Cities	n/u	n/u	**	**	0.8 a	**	0.5 a	**	0.6 a	**
Maple Ridge/Pitt Meadows	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Vancouver CMA	**	**	1.8 c	1.4 a	1.9 a	1.6 b	2.8 a	1.8 b	2.5 a	1.7 b

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Vancouver CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07
	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07
West End/Stanley Park	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
English Bay	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Downtown	n/u	n/u	**	**	17.2 a	**	n/u	n/u	17.1 a	**
West End/Downtown (Zones 1-3)	n/u	n/u	**	**	17.2 a	**	n/u	n/u	17.1 a	**
South Granville/Oak	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Kitsilano/Point Grey	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Westside/Kerrisdale	n/u	n/u	n/u	n/u	**	**	**	**	-4.1 a	**
Marpole	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Mount Pleasant/Renfrew Heights	n/u	n/u	**	**	**	**	**	**	0.9 a	**
East Hastings	**	**	**	**	**	**	**	**	**	**
Southeast Vancouver	n/u	n/u	**	n/u	**	**	**	**	**	**
City of Vancouver (Zones 1-10)	**	**	2.7 b	5.2 a	5.7 d	**	**	**	3.8 c	**
University Endowment Lands	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Central Park/Metrotown	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Southeast Burnaby	n/u	n/u	n/u	**	**	**	**	**	**	**
North Burnaby	n/u	n/u	n/u	n/u	**	**	3.3 a	**	2.5 a	**
Burnaby (Zones 12-14)	n/u	n/u	n/u	**	**	**	**	**	**	**
New Westminster	n/u	n/u	**	**	**	**	**	**	**	**
North Vancouver City	n/u	n/u	n/u	n/u	**	**	**	**	0.3 a	3.8 a
North Vancouver D.M.	**	**	**	**	**	**	4.2 a	**	2.5 b	++
West Vancouver	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Richmond	n/u	n/u	**	**	3.6 a	**	2.7 a	8.9 c	2.7 a	**
Delta	n/u	n/u	n/u	n/u	**	n/u	**	n/u	**	n/u
Surrey	n/u	n/u	**	**	0.0 a	1.7 a	3.8 a	-2.8 a	3.5 a	-2.8 a
White Rock	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Langley City and Langley DM	n/u	n/u	**	**	3.3 a	**	1.8 a	**	2.0 a	**
Tri-Cities	n/u	n/u	**	**	-0.1 a	**	++	**	++	**
Maple Ridge/Pitt Meadows	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Vancouver CMA	**	**	2.1 c	1.5 c	2.4 a	**	3.3 b	3.8 d	2.9 a	4.0 d

¹The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

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a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)

n/u: No units exist in universe for this category n/a: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
West End/Stanley Park	0.0 b	0.1 a	0.3 a	0.1 a	0.0 b	0.3 b	0.0 a	0.0 d	0.2 a	0.1 a
English Bay	0.3 a	0.1 a	0.2 a	0.2 a	0.2 a	1.9 c	0.0 a	**	0.2 a	0.4 a
Downtown	0.2 a	0.1 a	0.1 a	0.2 a	0.4 a	0.4 a	0.0 a	0.0 d	0.1 a	0.2 a
West End/Downtown (Zones 1-3)	0.2 a	0.1 a	0.1 a	0.2 a	0.3 a	0.8 a	0.0 a	**	0.2 a	0.2 a
South Granville/Oak	0.2 a	0.3 a	0.2 a	0.2 a	0.3 a	0.2 a	0.0 b	0.0 b	0.2 a	0.3 a
Kitsilano/Point Grey	0.1 b	0.1 b	0.0 c	0.0 a	0.0 c	0.2 b	0.0 d	0.0 d	0.0 b	0.1 a
Westside/Kerrisdale	0.0 a	0.0 b	0.1 a	0.6 a	0.2 a	0.1 a	0.0 a	0.8 a	0.1 a	0.4 a
Marpole	1.5 c	1.3 a	0.5 a	1.0 a	0.5 b	0.1 b	0.0 d	0.0 d	0.6 a	0.8 a
Mount Pleasant/Renfrew Heights	0.1 b	0.4 b	0.5 a	0.9 d	0.1 b	2.4 a	0.0 d	0.0 d	0.3 a	1.1 a
East Hastings	1.4 a	1.3 a	1.7 b	0.9 a	2.3 c	1.0 a	0.0 d	0.0 d	1.7 b	1.0 a
Southeast Vancouver	0.0 b	1.6 c	0.7 a	1.5 a	0.1 a	0.3 a	0.0 c	1.2 a	0.4 a	1.1 a
City of Vancouver (Zones 1-10)	0.3 a	0.4 a	0.3 a	0.4 a	0.4 a	0.7 a	0.0 b	0.5 a	0.4 a	0.5 a
University Endowment Lands	**	**	0.0 c	0.0 d	0.7 a	0.0 d	**	**	0.2 a	0.0 d
Central Park/Metrotown	0.0 b	0.0 b	0.7 a	0.3 a	0.7 a	0.5 a	0.0 d	0.0 d	0.7 a	0.3 a
Southeast Burnaby	1.4 a	0.0 c	1.2 a	0.4 a	0.9 a	1.3 a	2.6 c	5.7 c	1.2 a	1.0 a
North Burnaby	0.7 a	0.3 a	0.3 a	0.5 a	0.8 a	0.7 a	3.0 b	0.4 b	0.8 a	0.5 a
Burnaby (Zones 12-14)	0.5 a	0.1 b	0.7 a	0.4 a	0.8 a	0.7 a	2.7 b	2.1 c	0.8 a	0.5 a
New Westminster	1.4 a	1.2 a	1.0 a	1.4 a	0.6 a	1.0 a	0.7 a	0.0 b	0.9 a	1.3 a
North Vancouver City	0.8 a	1.5 c	0.4 a	0.2 a	0.6 b	0.1 b	0.0 c	0.0 d	0.5 a	0.3 a
North Vancouver D.M.	0.0 a	0.6 a	0.3 a	0.3 a	0.7 a	0.2 a	0.0 a	0.5 b	0.3 a	0.4 a
West Vancouver	0.4 a	0.0 b	0.1 a	0.2 b	0.0 b	0.1 a	0.0 a	**	0.1 a	0.1 a
Richmond	1.6 a	2.1 a	1.7 b	0.7 a	3.7 b	0.8 a	1.3 a	0.2 b	2.4 a	0.8 a
Delta	0.0 a	1.5 d	2.3 a	0.7 a	1.4 a	1.9 a	1.4 a	2.5 a	1.8 a	1.3 a
Surrey	1.3 a	1.1 a	3.0 a	2.3 a	2.8 a	2.6 a	5.1 b	3.1 a	3.1 a	2.5 a
White Rock	0.0 b	0.0 b	0.8 a	1.2 a	0.0 b	1.4 a	**	**	0.5 a	1.2 a
Langley City and Langley DM	6.3 a	1.4 d	2.1 a	1.6 a	1.5 a	1.1 a	1.6 a	3.5 d	1.9 a	1.6 a
Tri-Cities	1.1 a	2.1 c	0.7 a	1.6 a	0.7 a	2.2 a	0.2 a	**	0.7 a	1.8 a
Maple Ridge/Pitt Meadows	0.0 a	**	2.1 a	2.6 b	2.4 a	2.2 a	3.3 a	3.2 d	2.3 a	2.6 a
Vancouver CMA	0.5 a	0.5 a	0.7 a	0.7 a	1.0 a	1.0 a	1.6 a	1.4 a	0.8 a	0.8 a

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/a: No units exist in universe for this category n/a: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents (\$) by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
West End/Stanley Park	739 a	809 a	935 a	998 a	1,483 a	1,636 a	2,150 a	2,717 c	983 a	1,047 a
English Bay	756 a	804 a	903 a	957 a	1,359 a	1,461 a	1,732 b	2,374 c	927 a	983 a
Downtown	781 a	793 a	988 a	1,022 a	1,546 a	1,578 a	1,956 a	1,730 d	1,011 a	1,036 a
West End/Downtown (Zones 1-3)	768 a	798 a	948 a	995 a	1,484 a	1,556 a	2,031 a	2,276 c	979 a	1,021 a
South Granville/Oak	722 a	732 a	881 a	912 a	1,251 a	1,331 a	1,598 b	1,765 b	923 a	963 a
Kitsilano/Point Grey	816 c	876 b	912 a	976 a	1,293 a	1,412 a	2,048 d	1,701 c	970 a	1,041 a
Westside/Kerrisdale	729 a	736 a	974 a	997 a	1,489 a	1,551 a	2,039 a	2,054 b	1,165 a	1,174 a
Marpole	615 a	642 a	712 a	721 a	905 a	929 a	1,194 b	1,057 b	734 a	748 a
Mount Pleasant/Renfrew Heights	645 a	642 a	729 a	733 a	944 a	957 a	1,068 a	1,052 b	759 a	767 a
East Hastings	600 b	676 b	721 a	709 a	951 b	877 a	1,142 b	1,099 b	750 a	741 a
Southeast Vancouver	704 a	722 a	795 a	829 a	1,102 a	1,118 a	1,244 b	1,071 a	912 a	926 a
City of Vancouver (Zones 1-10)	727 a	760 a	868 a	902 a	1,243 a	1,289 a	1,508 a	1,449 b	915 a	947 a
University Endowment Lands	**	**	1,086 a	1,171 a	1,362 a	1,586 a	1,652 a	1,747 c	1,225 a	1,346 a
Central Park/Metrotown	662 a	689 a	775 a	779 a	952 a	1,005 a	1,110 c	1,464 c	817 a	835 a
Southeast Burnaby	564 a	587 a	675 a	697 a	822 a	832 a	948 a	951 a	730 a	750 a
North Burnaby	640 a	657 a	791 a	820 a	996 a	1,055 a	1,206 a	1,156 b	882 a	904 a
Burnaby (Zones 12-14)	635 a	659 a	762 a	778 a	940 a	990 a	1,138 a	1,112 b	822 a	843 a
New Westminster	572 a	590 a	685 a	709 a	862 a	892 a	1,083 a	1,111 a	723 a	751 a
North Vancouver City	702 a	737 b	802 a	835 a	1,010 a	1,046 a	1,250 b	1,330 b	860 a	898 a
North Vancouver D.M.	673 a	763 a	826 a	864 a	1,078 a	1,177 a	1,456 a	1,514 a	1,080 a	1,147 a
West Vancouver	785 a	860 a	1,064 a	1,144 a	1,590 a	1,888 c	2,134 a	**	1,234 a	1,378 c
Richmond	635 a	647 a	821 a	862 a	1,069 a	1,093 a	1,239 a	1,383 c	988 a	1,013 a
Delta	548 a	561 a	677 a	688 a	914 a	883 a	1,024 a	899 b	787 a	774 a
Surrey	549 a	539 a	655 a	661 a	815 a	821 a	1,017 a	1,014 a	764 a	768 a
White Rock	604 a	627 a	740 a	752 a	909 a	915 a	1,073 a	981 a	777 a	793 a
Langley City and Langley DM	596 a	614 a	707 a	731 a	839 a	856 a	967 a	987 a	787 a	809 a
Tri-Cities	589 a	593 a	695 a	703 a	850 a	880 a	1,136 a	1,334 c	800 a	840 a
Maple Ridge/Pitt Meadows	504 a	494 b	602 a	609 a	772 a	836 a	1,075 a	1,117 a	706 a	731 a
Vancouver CMA	701 a	735 a	816 a	846 a	1,048 a	1,090 a	1,233 a	1,286 a	876 a	908 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$)

d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** - Data suppressed to protect confidentiality or data is not statistically reliable

n/a: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in October 2007 by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
West End/Stanley Park	1 a	739	2 a	2,686	1 b	388	0 d	35	4 a	3,849
English Bay	1 a	970	10 a	4,915	12 c	613	**	11	24 a	6,509
Downtown	3 a	2,260	15 a	6,688	4 a	1,157	0 d	32	23 a	10,136
West End/Downtown (Zones 1-3)	5 a	3,969	27 a	14,288	17 a	2,158	**	78	50 a	20,494
South Granville/Oak	5 a	1,378	11 a	4,589	3 a	1,332	0 b	45	19 a	7,344
Kitsilano/Point Grey	1 b	1,093	1 a	4,753	3 b	1,256	0 d	54	5 a	7,156
Westside/Kerrisdale	0 b	200	11 a	1,760	1 a	958	1 a	118	13 a	3,036
Marpole	5 a	383	28 a	2,883	1 b	718	0 d	31	34 a	4,014
Mount Pleasant/Renfrew Heights	3 b	784	39 d	4,191	26 a	1,086	0 d	106	68 a	6,167
East Hastings	12 a	910	31 a	3,339	8 a	730	0 d	183	50 a	5,163
Southeast Vancouver	3 c	206	16 a	1,044	2 a	647	1 a	93	22 a	1,990
City of Vancouver (Zones 1-10)	35 a	8,924	163 a	36,847	59 a	8,884	3 a	709	260 a	55,364
University Endowment Lands	**	**	0 d	412	0 d	262	**	40	0 d	725
Central Park/Metrotown	0 b	398	12 a	4,417	7 a	1,532	0 d	46	19 a	6,393
Southeast Burnaby	0 c	157	5 a	1,314	9 a	727	8 c	146	23 a	2,344
North Burnaby	1 a	303	12 a	2,374	10 a	1,335	1 b	256	23 a	4,268
Burnaby (Zones 12-14)	1 b	858	29 a	8,106	26 a	3,593	9 c	449	65 a	13,005
New Westminster	9 a	784	73 a	5,173	21 a	2,066	0 b	178	103 a	8,201
North Vancouver City	7 c	494	7 a	3,552	1 b	1,808	0 d	42	16 a	5,896
North Vancouver D.M.	1 a	181	1 a	361	1 a	424	2 b	432	5 a	1,398
West Vancouver	0 b	295	2 b	1,257	1 a	725	**	55	3 a	2,332
Richmond	4 a	206	8 a	1,016	9 a	1,177	1 b	498	22 a	2,897
Delta	1 d	67	6 a	841	15 a	787	1 a	40	23 a	1,735
Surrey	1 a	88	57 a	2,500	60 a	2,345	21 a	695	140 a	5,627
White Rock	0 b	63	11 a	913	5 a	369	**	11	16 a	1,356
Langley City and Langley DM	1 d	71	16 a	1,000	11 a	1,026	9 d	247	37 a	2,343
Tri-Cities	3 c	169	37 a	2,334	37 a	1,696	**	624	86 a	4,824
Maple Ridge/Pitt Meadows	**	14	22 b	841	12 a	562	4 d	126	40 a	1,542
Vancouver CMA	65 a	12,224	434 a	65,152	259 a	25,724	59 a	4,145	817 a	107,246

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a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
West End/Stanley Park	0.1 a	0.1 a	0.6 a	0.5 a	0.0 b	1.7 c	0.0 a	0.0 d	0.5 a	0.6 a
English Bay	0.9 a	0.8 a	0.5 a	0.8 a	0.7 a	2.8 b	0.0 a	**	0.6 a	1.0 a
Downtown	0.8 a	0.7 a	0.5 a	1.0 a	1.3 a	1.4 a	0.0 a	0.0 d	0.7 a	1.0 a
West End/Downtown (Zones 1-3)	0.7 a	0.6 a	0.5 a	0.9 a	0.8 a	1.9 a	0.0 a	**	0.6 a	0.9 a
South Granville/Oak	0.7 a	0.8 a	0.4 a	0.7 a	0.4 a	0.8 a	0.0 b	0.0 b	0.5 a	0.7 a
Kitsilano/Point Grey	0.9 a	0.8 a	0.2 a	0.5 a	0.6 a	0.6 a	0.0 d	**	0.3 a	0.6 a
Westside/Kerrisdale	1.0 a	0.6 a	0.5 a	1.0 a	0.6 a	0.5 a	0.0 a	0.8 a	0.6 a	0.8 a
Marpole	2.7 b	2.5 c	1.2 a	1.6 c	0.7 a	1.7 c	**	0.0 d	1.3 a	1.6 b
Mount Pleasant/Renfrew Heights	1.0 a	0.8 a	1.2 a	1.2 a	0.9 a	2.4 a	0.0 d	0.0 d	1.1 a	1.4 a
East Hastings	2.6 c	1.7 c	2.9 a	1.9 b	2.7 c	2.1 c	0.0 d	0.0 d	2.7 a	1.8 b
Southeast Vancouver	0.0 b	1.6 c	1.3 a	1.5 a	0.5 a	0.7 a	1.0 a	1.2 a	0.9 a	1.2 a
City of Vancouver (Zones 1-10)	1.0 a	0.9 a	0.8 a	1.0 a	0.9 a	1.4 a	0.5 a	0.7 a	0.9 a	1.0 a
University Endowment Lands	**	**	0.0 c	0.5 a	0.7 a	1.2 a	**	**	0.2 a	0.7 a
Central Park/Metrotown	1.3 a	0.0 b	1.6 a	1.1 a	1.6 a	1.1 a	0.0 d	0.0 d	1.5 a	1.0 a
Southeast Burnaby	3.6 d	0.0 c	2.4 a	0.8 a	1.5 a	1.5 b	4.9 b	5.7 c	2.4 a	1.3 a
North Burnaby	1.0 a	1.1 a	0.8 a	1.4 a	1.1 a	1.4 a	3.8 b	1.2 a	1.2 a	1.4 a
Burnaby (Zones 12-14)	1.6 b	0.4 a	1.5 a	1.1 a	1.4 a	1.3 a	3.8 b	2.5 c	1.6 a	1.2 a
New Westminster	2.1 a	1.6 b	1.5 a	2.2 a	1.6 a	1.9 a	0.7 a	0.0 b	1.6 a	2.0 a
North Vancouver City	1.6 b	2.0 c	0.6 a	0.4 a	0.6 a	0.5 a	0.0 c	0.0 d	0.7 a	0.6 a
North Vancouver D.M.	0.0 a	2.2 a	0.3 a	2.8 a	0.7 a	1.4 a	0.0 a	0.8 a	0.3 a	1.7 a
West Vancouver	0.4 a	0.7 a	0.3 a	0.4 a	0.1 a	0.6 a	0.0 a	**	0.2 a	0.5 a
Richmond	2.7 a	3.7 b	2.1 a	2.2 a	4.2 b	2.0 a	1.8 a	0.2 b	3.0 a	1.9 a
Delta	0.0 a	1.5 d	2.6 a	1.1 a	2.2 a	2.2 a	1.4 a	2.5 a	2.2 a	1.6 a
Surrey	2.4 a	2.3 a	3.9 a	3.1 a	4.4 a	3.5 a	5.9 b	3.3 a	4.3 a	3.3 a
White Rock	1.2 d	1.9 c	1.9 a	2.9 a	0.7 a	2.2 c	**	**	1.5 a	2.7 a
Langley City and Langley DM	6.3 a	1.4 d	2.8 a	1.9 a	2.5 a	1.5 a	4.5 a	3.9 d	2.9 a	1.9 a
Tri-Cities	1.6 a	2.1 c	2.2 a	2.6 a	1.5 a	2.6 a	0.7 a	**	1.7 a	2.5 a
Maple Ridge/Pitt Meadows	7.1 a	**	2.7 a	4.1 b	2.4 a	4.4 b	4.0 a	6.6 b	2.8 a	4.5 a
Vancouver CMA	1.2 a	1.1 a	1.2 a	1.3 a	1.6 a	1.7 a	2.3 a	1.8 a	1.4 a	1.4 a

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Vancouver CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07
	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07
West End/Stanley Park	3.4 b	7.9 c	4.2 b	9.8 c	3.5 d	**	-0.1 a	**	4.2 b	9.2 c
English Bay	++	8.3 b	++	7.4 b	++	13.5 d	**	**	++	7.9 b
Downtown	7.0 b	5.8 d	6.0 b	5.8 d	5.8 b	**	-5.5 a	**	5.6 a	6.2 c
West End/Downtown (Zones 1-3)	4.5 b	6.8 b	3.4 b	7.1 b	4.9 c	9.0 c	++	**	3.5 b	7.3 b
South Granville/Oak	2.5 b	5.8 d	3.6 b	6.0 c	5.6 b	8.2 c	**	**	3.5 b	6.1 b
Kitsilano/Point Grey	4.5 d	5.5 d	4.6 c	5.0 d	5.9 d	**	**	**	4.7 c	5.4 d
Westside/Kerrisdale	3.9 a	3.1 d	4.8 a	5.1 b	5.2 b	5.6 d	0.1 a	**	4.4 a	4.9 b
Marpole	4.5 b	4.1 d	4.5 b	2.7 c	3.5 c	4.4 d	**	**	4.4 b	3.0 c
Mount Pleasant/Renfrew Heights	4.7 d	**	2.1 c	2.7 c	3.6 d	3.0 c	**	**	3.0 c	2.8 c
East Hastings	**	4.4 d	**	**	3.6 d	**	**	**	4.3 d	5.0 d
Southeast Vancouver	1.0 a	**	1.9 a	3.2 b	3.6 a	1.2 a	19.8 d	**	3.2 a	1.8 a
City of Vancouver (Zones 1-10)	3.9 b	5.1 b	3.9 b	5.3 b	4.7 b	7.2 b	**	**	3.8 a	5.5 b
University Endowment Lands	**	**	5.1 a	**	5.6 a	**	**	**	4.4 a	**
Central Park/Metrotown	2.2 c	4.9 c	4.8 b	2.1 c	5.2 c	4.2 c	**	**	4.6 b	2.9 c
Southeast Burnaby	3.2 d	**	4.4 b	4.7 d	2.4 c	**	**	**	3.3 b	3.8 d
North Burnaby	6.5 b	3.9 c	4.6 c	4.8 b	3.4 c	4.8 c	++	**	3.8 b	4.9 b
Burnaby (Zones 12-14)	3.6 b	5.3 c	4.7 b	3.3 c	4.1 b	4.2 b	++	4.9 d	4.1 b	3.7 b
New Westminster	5.3 a	3.9 c	4.5 a	4.0 b	4.6 a	4.3 b	7.8 b	3.7 c	4.7 a	3.9 b
North Vancouver City	2.8 c	4.4 d	2.0 c	4.4 c	3.3 c	3.8 d	**	**	2.2 b	4.1 c
North Vancouver D.M.	1.2 a	10.0 a	3.6 a	3.5 b	4.4 a	2.7 c	4.7 a	++	3.6 a	5.0 b
West Vancouver	3.7 a	**	7.5 a	**	3.7 b	**	-2.7 a	**	4.7 a	**
Richmond	5.0 a	1.0 a	4.9 b	**	8.7 a	3.3 d	3.3 a	**	7.1 a	3.7 d
Delta	1.2 a	2.6 b	4.1 a	++	4.7 a	++	2.6 a	**	4.5 a	++
Surrey	9.0 a	++	4.9 a	2.2 a	3.8 a	2.6 a	2.9 a	2.2 a	4.6 a	1.7 a
White Rock	5.5 c	3.5 d	1.9 b	2.9 a	**	2.7 c	**	**	2.1 b	2.9 a
Langley City and Langley DM	1.9 a	3.3 d	2.0 a	2.9 a	2.6 a	2.2 a	2.4 a	3.1 b	2.3 a	2.5 a
Tri-Cities	5.0 a	++	2.5 a	2.0 b	3.7 a	2.9 b	6.5 c	**	3.2 a	2.3 b
Maple Ridge/Pitt Meadows	0.6 a	**	1.1 a	2.9 b	1.0 a	**	10.9 a	**	1.6 a	5.5 d
Vancouver CMA	3.9 a	4.7 b	3.9 a	4.4 a	4.4 a	5.5 a	3.1 c	4.6 c	3.9 a	4.6 a

¹The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Abbotsford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Zone 1 - Abbotsford	1.9 a	3.8 a	1.9 a	2.1 a	2.1 a	2.0 a	0.0 a	0.0 d	2.0 a	2.1 a
Zone 2 - Mission	10.0 a	**	1.5 a	2.5 a	1.8 a	1.2 a	**	**	2.0 a	1.9 a
Abbotsford CMA	3.2 a	3.3 b	1.8 a	2.2 a	2.1 a	2.0 a	0.0 a	0.0 d	2.0 a	2.1 a

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1.1.2 Private Apartment Average Rents (\$) by Zone and Bedroom Type Abbotsford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Zone 1 - Abbotsford	490 a	526 a	583 a	615 a	723 a	758 a	781 a	844 a	657 a	683 a
Zone 2 - Mission	514 a	473 a	577 a	571 a	674 a	689 a	**	**	617 a	616 a
Abbotsford CMA	494 a	520 a	582 a	610 a	719 a	752 a	781 a	841 a	653 a	676 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$)

d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

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1.1.3 Number of Private Apartment Units Vacant and Universe in October 2007 by Zone and Bedroom Type Abbotsford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1 - Abbotsford	4 a	117	33 a	1,577	34 a	1,678	0 d	39	72 a	3,411
Zone 2 - Mission	**	15	5 a	199	2 a	162	**	**	7 a	377
Abbotsford CMA	4 b	132	38 a	1,776	36 a	1,840	0 d	40	79 a	3,788

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1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Abbotsford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Zone 1 - Abbotsford	3.8 a	4.7 a	3.1 a	3.5 a	3.5 a	3.4 a	2.4 a	0.0 d	3.3 a	3.5 a
Zone 2 - Mission	15.0 a	**	5.0 a	3.5 a	5.3 a	1.9 a	**	**	5.6 a	2.7 a
Abbotsford CMA	5.5 a	4.1 b	3.3 a	3.5 a	3.7 a	3.3 a	2.4 a	0.0 d	3.5 a	3.4 a

The following letter codes are used to indicate the reliability of the estimates:

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1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Abbotsford CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07
Zone 1 - Abbotsford	8.7 a	4.2 a	3.6 b	5.5 c	2.6 a	5.0 c	2.4 a	**	3.0 a	5.3 c
Zone 2 - Mission	22.2 a	**	8.8 a	0.2 a	6.8 a	3.2 d	**	**	8.6 a	++
Abbotsford CMA	9.7 a	3.6 c	4.1 a	5.0 c	3.0 a	4.8 c	2.9 a	**	3.6 a	4.8 c

¹The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

The following letter codes are used to indicate the reliability of the estimates:

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1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Abbotsford CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Abbotsford CMA										
Pre 1960	**	**	4.8 a	**	16.7 a	**	**	**	9.4 a	**
1960 - 1974	1.4 a	4.2 a	1.7 a	2.3 a	1.1 a	1.9 b	0.0 a	0.0 a	1.5 a	2.3 a
1975 - 1989	7.2 a	3.6 a	2.1 a	2.5 a	2.7 a	1.6 a	0.0 a	0.0 a	2.5 a	2.0 a
1990+	0.0 a	**	1.0 a	0.4 b	1.0 a	2.5 b	0.0 a	**	1.0 a	1.8 b
Total	3.2 a	3.3 b	1.8 a	2.2 a	2.1 a	2.0 a	0.0 a	0.0 d	2.0 a	2.1 a

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1.2.2 Private Apartment Average Rents (\$) by Year of Construction and Bedroom Type Abbotsford CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Abbotsford CMA										
Pre 1960	**	**	538 a	**	674 a	**	**	**	585 a	**
1960 - 1974	491 a	536 a	575 a	595 a	689 a	723 a	784 a	926 a	604 a	630 a
1975 - 1989	498 a	501 a	577 a	605 a	701 a	695 a	794 a	799 a	646 a	650 a
1990+	503 a	509 a	616 a	663 a	758 a	832 a	806 a	**	714 a	774 a
Total	494 a	520 a	582 a	610 a	719 a	752 a	781 a	841 a	653 a	676 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$)

d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

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1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Abbotsford CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Abbotsford CMA										
3 to 5 Units	n/u	n/u	12.5 a	**	0.0 a	**	**	**	2.8 a	**
6 to 19 Units	12.5 a	**	3.9 a	2.9 b	3.2 a	2.4 c	**	n/s	3.9 a	2.5 c
20 to 49 Units	3.4 a	5.0 a	1.5 a	2.4 a	3.0 b	3.6 b	0.0 a	0.0 a	2.4 a	3.1 b
50 to 99 Units	0.0 a	1.9 a	1.5 a	2.2 a	1.5 a	1.1 a	0.0 a	0.0 a	1.4 a	1.6 a
100 to 199 Units	n/u	n/u	**	**	**	**	n/u	n/u	**	**
200+ Units	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Total	3.2 a	3.3 b	1.8 a	2.2 a	2.1 a	2.0 a	0.0 a	0.0 d	2.0 a	2.1 a

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1.3.2 Private Apartment Average Rents (\$) by Structure Size and Bedroom Type Abbotsford CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Abbotsford CMA										
3 to 5 Units	n/u	n/u	596 a	**	680 a	682 b	**	**	678 a	741 c
6 to 19 Units	497 a	461 a	561 a	533 a	694 a	704 a	**	n/s	635 a	617 a
20 to 49 Units	479 a	513 a	578 a	617 a	713 a	773 a	695 a	698 a	645 a	677 a
50 to 99 Units	512 a	542 a	592 a	623 a	733 a	758 a	805 a	823 a	667 a	692 a
100 to 199 Units	n/u	n/u	**	**	**	**	n/u	n/u	**	**
200+ Units	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Total	494 a	520 a	582 a	610 a	719 a	752 a	781 a	841 a	653 a	676 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

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1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Abbotsford CMA

Zone	3-5		6-19		20-49		50-99		100-199		200+	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Zone 1 - Abbotsford	2.8 a	**	3.4 a	2.7 c	2.8 a	3.2 b	1.3 a	1.7 a	**	**	n/u	n/u
Zone 2 - Mission	n/u	n/u	5.6 a	1.8 c	0.0 a	2.4 a	**	**	n/u	n/u	n/u	n/u
Abbotsford CMA	2.8 a	**	3.9 a	2.5 c	2.4 a	3.1 b	1.4 a	1.6 a	**	**	n/u	n/u

The following letter codes are used to indicate the reliability of the estimates:

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1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Abbotsford CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Abbotsford CMA										
LT \$550	2.9 a	1.2 d	2.9 a	1.7 c	0.0 a	**	n/s	n/s	2.8 a	1.3 a
\$550 - \$699	4.7 c	**	1.7 a	1.6 b	2.7 a	1.7 c	**	**	2.1 a	1.8 a
\$700 - \$849	n/s	n/s	**	**	1.8 a	2.1 b	0.0 a	**	1.7 a	3.0 b
\$850 - \$999	n/s	n/s	n/s	**	1.7 a	1.0 a	**	**	1.6 a	1.2 a
\$1000 - \$1149	n/s	n/s	n/s	n/s	n/s	**	n/s	**	n/s	**
\$1150+	n/s	n/s	n/s	n/s	n/s	**	n/s	**	n/s	**
Total	3.2 a	3.3 b	1.8 a	2.2 a	2.1 a	2.0 a	0.0 a	0.0 d	2.0 a	2.1 a

The following letter codes are used to indicate the reliability of the estimates:

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2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Abbotsford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Zone 1 - Abbotsford	n/u	n/u	**	**	0.8 a	**	0.0 a	0.0 a	1.0 a	0.5 a
Zone 2 - Mission	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Abbotsford CMA	n/u	n/u	**	**	0.8 a	**	0.9 a	16.5 a	1.1 a	7.1 a

The following letter codes are used to indicate the reliability of the estimates:

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2.1.2 Private Row (Townhouse) Average Rents (\$) by Zone and Bedroom Type Abbotsford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Zone 1 - Abbotsford	n/u	n/u	**	**	759 a	**	844 a	887 b	748 a	750 a
Zone 2 - Mission	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Abbotsford CMA	n/u	n/u	**	**	759 a	**	799 a	1,089 a	758 a	869 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

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d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

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2.1.3 Number of Private Row (Townhouse) Units Vacant and Universe in October 2007 by Zone and Bedroom Type Abbotsford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1 - Abbotsford	n/u	n/u	**	**	**	**	0 a	28	1 a	188
Zone 2 - Mission	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Abbotsford CMA	n/u	n/u	**	**	**	**	18 a	109	19 a	269

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** Data suppressed to protect confidentiality or data is not statistically reliable

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Abbotsford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Zone 1 - Abbotsford	n/u	n/u	**	**	2.4 a	**	3.4 a	0.0 a	3.6 a	0.5 a
Zone 2 - Mission	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Abbotsford CMA	n/u	n/u	**	**	2.4 a	**	3.6 a	17.4 a	3.6 a	7.4 a

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2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Abbotsford CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Zone 1 - Abbotsford	n/u	n/u	**	**	5.4 a	**	-5.5 a	**	3.9 a	**
Zone 2 - Mission	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Abbotsford CMA	n/u	n/u	**	**	5.4 a	**	-22.8 a	**	-5.6 a	**

¹The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

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3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type Abbotsford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Zone 1 - Abbotsford	1.9 a	3.8 a	1.9 a	2.1 a	2.0 a	1.9 a	0.0 a	0.0 d	1.9 a	2.0 a
Zone 2 - Mission	10.0 a	**	1.5 a	2.5 a	1.8 a	1.2 a	**	**	1.9 a	5.5 a
Abbotsford CMA	3.2 a	3.3 b	1.8 a	2.2 a	2.0 a	1.8 a	0.7 a	12.1 c	1.9 a	2.4 a

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3.1.2 Private Row (Townhouse) and Apartment Average Rents (\$) by Zone and Bedroom Type Abbotsford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Zone 1 - Abbotsford	490 a	526 a	585 a	616 a	725 a	758 a	807 a	860 a	662 a	686 a
Zone 2 - Mission	514 a	473 a	577 a	571 a	674 a	689 a	**	**	646 a	712 a
Abbotsford CMA	494 a	520 a	584 a	611 a	722 a	753 a	794 a	1,020 a	660 a	689 a

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a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$)

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3.1.3 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in October 2007 by Zone and Bedroom Type Abbotsford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1 - Abbotsford	4 a	117	34 a	1,621	34 a	1,794	0 d	67	73 a	3,599
Zone 2 - Mission	**	15	5 a	199	2 a	162	**	**	25 a	458
Abbotsford CMA	4 b	132	39 a	1,820	36 a	1,956	18 c	149	98 a	4,057

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3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type Abbotsford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Zone 1 - Abbotsford	3.8 a	4.7 a	3.2 a	3.4 a	3.5 a	3.2 a	2.9 a	0.0 d	3.3 a	3.3 a
Zone 2 - Mission	15.0 a	**	5.0 a	3.5 a	5.3 a	1.9 a	**	**	5.3 a	6.3 a
Abbotsford CMA	5.5 a	4.1 b	3.4 a	3.4 a	3.6 a	3.1 a	3.3 a	12.8 c	3.6 a	3.6 a

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3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Abbotsford CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07
Zone 1 - Abbotsford	8.7 a	4.2 a	3.7 b	5.3 c	2.8 a	4.7 c	1.9 a	**	3.1 a	5.0 c
Zone 2 - Mission	22.2 a	**	8.8 a	0.2 a	6.8 a	3.2 d	**	**	2.1 a	8.6 b
Abbotsford CMA	9.7 a	3.6 c	4.1 a	4.8 c	3.1 a	4.5 c	-1.8 a	**	3.0 a	5.4 c

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4.1.1* Rental Condominium Apartments and Private Apartments in the RMS¹ Vacancy Rates (%) Vancouver CMA - October 2007

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS ¹	
	Oct-06	Oct-07	Oct-06	Oct-07
Burrard Peninsula	0.2 b	0.1 b	0.2 a	0.2 a
Vancouver East/Westside	0.7 b	0.1 b	0.5 a	0.6 a
Vancouver City	0.4 a	0.1 a	0.3 a	0.5 a
Suburban Vancouver	0.3 a	0.3 a	0.9 a	0.9 a
North Shore	0.1 b	0.1 b	0.4 a	0.2 a
Fraser Valley	0.4 a	0.7 a	2.3 a	1.9 a
Vancouver CMA	0.4 a	0.2 a	0.7 a	0.7 a

¹ Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

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4.1.2* Rental Condominium Apartments and Private Apartments in the RMS¹ Average Rents (\$) by Bedroom Type Vancouver CMA - October 2007

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS ¹	Rental Condo Apts.	Apts. in the RMS ¹	Rental Condo Apts.	Apts. in the RMS ¹	Rental Condo Apts.	Apts. in the RMS ¹
Burrard Peninsula	**	798 a	1,285 b	995 a	1,829 b	1,536 a	**	2,276 c
Vancouver East/Westside	**	729 a	977 b	849 a	1,380 b	1,214 a	**	1,365 b
Vancouver City	**	760 a	1,211 b	905 a	1,697 b	1,292 a	**	1,475 b
Suburban Vancouver	**	624 a	775 b	751 a	1,110 c	945 a	**	1,108 a
North Shore	**	781 a	873 b	916 a	**	1,260 b	n/s	1,757 d
Fraser Valley	**	578 a	710 b	683 a	**	845 a	n/s	938 a
Vancouver CMA	**	735 a	1,079 b	846 a	1,435 b	1,084 a	**	1,234 a

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4.1.3* Rental Condominium Apartments - Average Rents (\$)
by Bedroom Type
Vancouver CMA - October 2007

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Burrard Peninsula	**	**	1,076 b	1,285 b	**	1,829 b	**	**	1,356 b	1,569 b
Vancouver East/Westside	**	**	900 b	977 b	1,340 b	1,380 b	**	**	1,118 b	1,188 b
Vancouver City	**	**	1,004 b	1,211 b	1,538 b	1,697 b	**	**	1,262 b	1,472 b
Suburban Vancouver	n/s	**	798 b	775 b	981 b	1,110 c	1,345 c	**	987 c	1,004 b
North Shore	n/s	**	**	873 b	953 d	**	n/s	n/s	972 c	969 c
Fraser Valley	n/s	**	**	710 b	**	**	n/s	n/s	897 d	**
Vancouver CMA	**	**	935 b	1,079 b	1,252 b	1,435 b	1,380 d	**	1,122 b	1,290 b

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4.2.1* Rental Condominium Apartments and Private Apartments in the RMS¹
Total Vacancy Rates (%)
By Building Size
Vancouver CMA - October 2007

Size	Rental Condominium Apartments		Apartments in the RMS ¹	
	Oct-06	Oct-07	Oct-06	Oct-07
Vancouver City				
3 to 24 Units	**	0.0 c	0.6 a	0.8 a
25 to 49 Units	0.4 b	0.3 a	0.3 a	0.3 a
50 to 74 Units	0.6 a	0.0 b	0.1 a	0.5 a
75 to 99 Units	0.5 a	0.3 b	0.3 a	0.1 a
100+ Units	0.2 a	0.1 b	0.2 a	0.2 a
Total	0.4 a	0.1 a	0.3 a	0.5 a
Vancouver CMA				
3 to 24 Units	**	0.3 b	0.9 a	1.0 a
25 to 49 Units	0.3 b	0.5 a	0.7 a	0.7 a
50 to 74 Units	0.5 a	0.6 b	0.8 a	0.9 a
75 to 99 Units	0.5 a	0.4 b	1.0 a	0.4 a
100+ Units	0.2 a	0.1 a	0.3 a	0.4 a
Total	0.4 a	0.2 a	0.7 a	0.7 a

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4.3.1* Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate Condominium Apartments Vancouver CMA - October 2007

Condo Sub Area	Condominium Universe		Rental Units ¹		Percentage of Units in Rental		Vacancy Rate	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Burrard Peninsula	26,250	28,860	9,966 a	11,179 a	38.0 a	38.7 a	0.2 b	0.1 b
Vancouver East/Westside	29,693	31,128	5,460 a	5,764 a	18.4 a	18.5 a	0.7 b	0.1 b
Vancouver City	55,943	59,988	15,598 a	16,873 a	27.9 a	28.1 a	0.4 a	0.1 a
Suburban Vancouver	43,872	49,768	8,163 a	9,557 a	18.6 a	19.2 a	0.3 a	0.3 a
North Shore	10,506	10,395	**	1,734 d	**	16.7 d	0.1 b	0.1 b
Fraser Valley	19,856	20,443	3,004 d	3,168 d	15.1 d	15.5 d	0.4 a	0.7 a
Vancouver CMA	130,177	140,594	28,567 a	31,382 a	21.9 a	22.3 a	0.4 a	0.2 a

¹Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

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4.3.2* Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate Condominium Apartments By Building Size Vancouver CMA - October 2007

Condo Sub Area	Condominium Universe		Rental Units ¹		Percentage of Units in Rental		Vacancy Rate	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Vancouver City								
3 to 24 Units	5,893	6,001	1,167 d	942 d	19.8 d	15.7 d	**	0.0 c
25 to 49 Units	10,437	10,765	1,869 d	2,249 d	17.9 d	20.9 d	0.4 b	0.3 a
50 to 74 Units	6,463	6,614	1,323 a	1,388 d	20.5 a	21.0 d	0.6 a	0.0 b
75 to 99 Units	6,559	6,548	1,470 d	1,420 a	22.4 d	21.7 a	0.5 a	0.3 b
100+ Units	26,591	30,060	9,751 a	10,895 a	36.7 a	36.2 a	0.2 a	0.1 b
Total	55,943	59,988	15,598 a	16,873 a	27.9 a	28.1 a	0.4 a	0.1 a
Vancouver CMA								
3 to 24 Units	9,874	9,882	1,632 d	1,482 c	16.5 d	15.0 c	**	0.3 b
25 to 49 Units	24,276	24,370	3,916 d	4,116 a	16.1 d	16.9 a	0.3 b	0.5 a
50 to 74 Units	17,372	17,988	2,808 d	2,923 a	16.2 d	16.3 a	0.5 a	0.6 b
75 to 99 Units	13,495	13,874	2,582 d	2,637 a	19.1 d	19.0 a	0.5 a	0.4 b
100+ Units	65,160	74,480	17,654 a	20,320 a	27.1 a	27.3 a	0.2 a	0.1 a
Total	130,177	140,594	28,567 a	31,382 a	21.9 a	22.3 a	0.4 a	0.2 a

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5.1* Secondary Rented Unit¹ Average Rents (\$) by Dwelling Type Vancouver CMA - October 2007

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Vancouver CMA										
Single Detached	n/s	n/s	**	**	**	950 b	1,311 b	1,305 b	1,180 b	1,166 b
Semi detached, Row and Duplex	n/s	n/s	**	**	983 d	1,055 d	**	1,102 b	1,035 c	1,047 b
Other-Primarily Accessory Suites	**	**	669 b	636 b	906 c	847 b	1,149 c	1,198 d	**	793 b
Total	**	**	660 b	715 c	965 b	928 b	**	1,207 b	1,016 b	984 a

¹Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

5.2* Estimated Number of Households in Secondary Rented Units¹ by Dwelling Type Vancouver CMA - October 2007

	Estimated Number of Secondary Households in Secondary Rented Units ¹	
	Oct-06	Oct-07
Vancouver CMA		
Single Detached	27,975 b	33,724 b
Semi detached, Row and Duplex	**	30,285 c
Other-Primarily Accessory Suites	33,525 b	33,943 b
Total	**	97,952 a

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5.1* Secondary Rented Unit¹ Average Rents (\$) by Dwelling Type Abbotsford CMA - October 2007

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Abbotsford CMA										
Single Detached	n/a	n/s	n/a	**	n/a	853 c	n/a	1,081 a	n/a	982 b
Semi detached, Row and Duplex	n/a	n/s	n/a	**	n/a	719 c	n/a	868 c	n/a	820 b
Other-Primarily Accessory Suites	n/a	n/s	n/a	567 b	n/a	696 b	n/a	**	n/a	696 b
Total	n/a	n/s	n/a	612 c	n/a	736 b	n/a	1,005 a	n/a	840 a

¹Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

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5.2* Estimated Number of Households in Secondary Rented Units¹ by Dwelling Type Abbotsford CMA - October 2007

	Estimated Number of Secondary Households in Secondary Rented Units ¹	
	Oct-06	Oct-07
Abbotsford CMA		
Single Detached	n/a	3,471 b
Semi detached, Row and Duplex	n/a	1,982 b
Other-Primarily Accessory Suites	n/a	2,455 b
Total	n/a	7,909 a

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey (RMS)** every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data for all sampled structures. Most RMS data contained in this publication refer to privately initiated apartment structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. In October 2006, CMHC introduced a new measure for the change in rent that is calculated based on existing structures only. This estimate is based on structures that were common to the survey sample the previous year and the current year of the Rental Market Survey. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in the Rental Market Report – Canada Highlights, Provincial Highlights, and the local Rental Market Reports. The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market (SRMS)** in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e.. one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. In 2007, rented condominium apartments were surveyed in the following CMAs: Vancouver, Calgary, Edmonton, Toronto, Ottawa, Montréal and Québec. Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Kelowna, Toronto and Vancouver.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

October 2006 data presented in this publication is based on Statistics Canada's 2001 Census area definitions. October 2007 data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Rental Affordability Indicator

Canada Mortgage and Housing Corporation has developed a new rental affordability indicator to gauge how affordable a rental market is for those households which rent within that market. The level of income required for a household to rent a median priced two-bedroom apartment, using 30 per cent of its income, is calculated. The three-year moving average of median income of households in a centre is then divided by this required income. The resulting number is then multiplied by 100 to form the indicator. A value above 100 indicates that less than 30 per cent of the median income is required to rent a two-bedroom apartment, conversely, a value below 100 indicates that more than 30 per cent of the median income is required to rent the same unit. In general, as the indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable.

Median renter household income estimates used in the calculation of the rental affordability indicator are based on results of Statistics Canada's Survey of Labour and Income Dynamics. Results for this survey are available from 1994 to 2005. CMHC has developed forecasts of median renter household incomes for 2006 and 2007.

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Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable homes – homes that will continue to create vibrant and healthy communities and cities across the country.

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